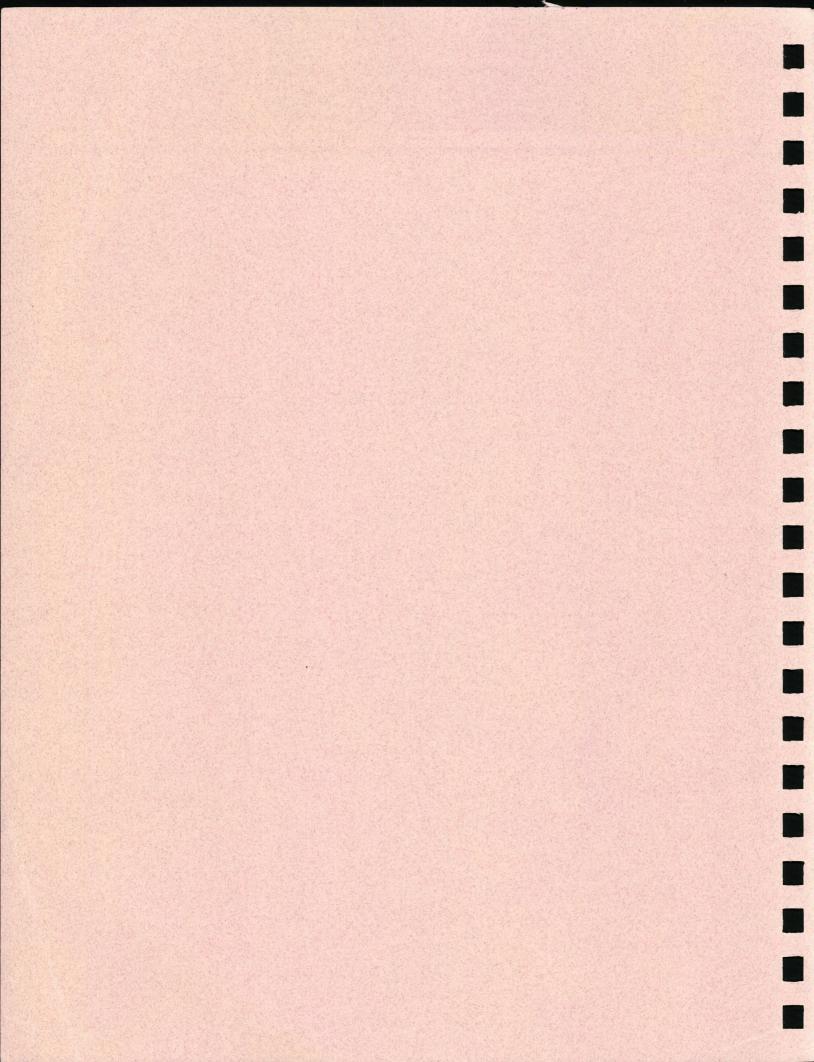
# Tahoma/Raven Heights Communities Plan Area Zoning





King County Planning and Community Development Division



# Revised Tahoma/Raven Heights Communities Plan Area Zoning

Effective Date: December 30, 1991

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#### I. Reader Assistance

Included in this report are:

#### 1. <u>Introduction</u>

The introduction discusses why the 1984 Tahoma/Raven Heights Area Zoning document was revised, describes the planning area and defines area zoning and it's relationship to the Tahoma/Raven Heights Communities Plan.

#### 2. Summary of Tahoma/Raven Heights Communities Plan Concepts

This section incorporates revisions regarding residential, commercial, industrial, transportation and resource land uses, and public facility needs.

#### 3. Area Zoning Highlights

This section describes the major zoning changes in the Tahoma/Raven Heights planning area and provides detailed information about the Tahoma/Raven Heights Communities Plan Amendment and commercial centers.

#### 4. Adopted Area-Wide Zoning Maps

- A. A large fold out index map showing adopted zoning on an areawide scale is located on page 74. The index map depicts:
  - 1) Sections, townships, and ranges for all land within the Tahoma/Raven Heights Communities planning area.
  - Page numbers of this report where specific half-section and half-township zoning maps can be found.

#### B. Zoning maps that display:

- 1) Existing zoning
- 2) Half-section and half-township maps showing adopted zoning changes in greater detail.

NOTE: The maps in the report are copies of the official zoning maps for the planning area. The official maps are at a scale of 1" = 200' and may be reviewed at the

#### King County Department of Development and Environmental Services, (DDES) formerly the Building and Land Development Division (BALD).

#### 3) Explanations of zoning:

Descriptive paragraphs precede the zoning maps explaining specific zone designations. Applicable Tahoma/Raven Heights Communities Plan policies are cited.

#### 4) Explanation of P-suffix Conditions:

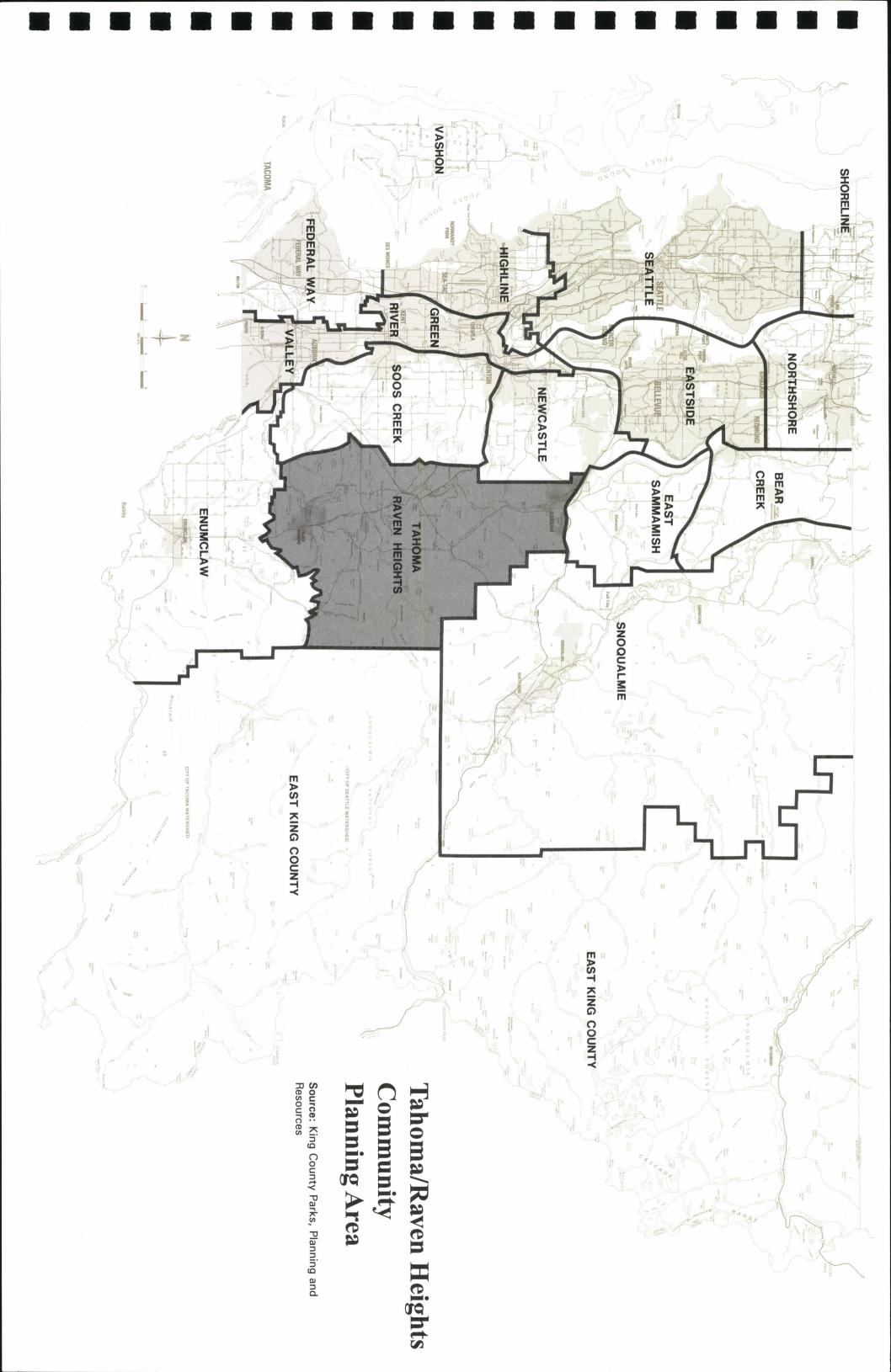
The P-suffix following a zone classification indicates a requirement that development in a specific area may proceed only after obtaining site plan approval (K.C.C. 21.46.150-200). For example, RM-2400-P is shown on a County zoning map to indicate that all multifamily development at that site would require site plan approval. This site plan approval requirement indicates that a property is conditionally suitable for a use as indicated by the zone classification, provided it is developed in accordance with guidelines, performance standards, permitted uses, or other requirements contained in the area zoning or a previous reclassification approval. These may include special conditions to protect the environment or the public interest such as dedication of rights-of-way, street improvements, natural vegetation coverage or limitations of uses to assure compatibility with adjacent land uses and the community. Site plans are reviewed prior to the issuance of permits. Information on individual parcels can be found at the King County Department of Development and Environmental Services, Situs Data Base.

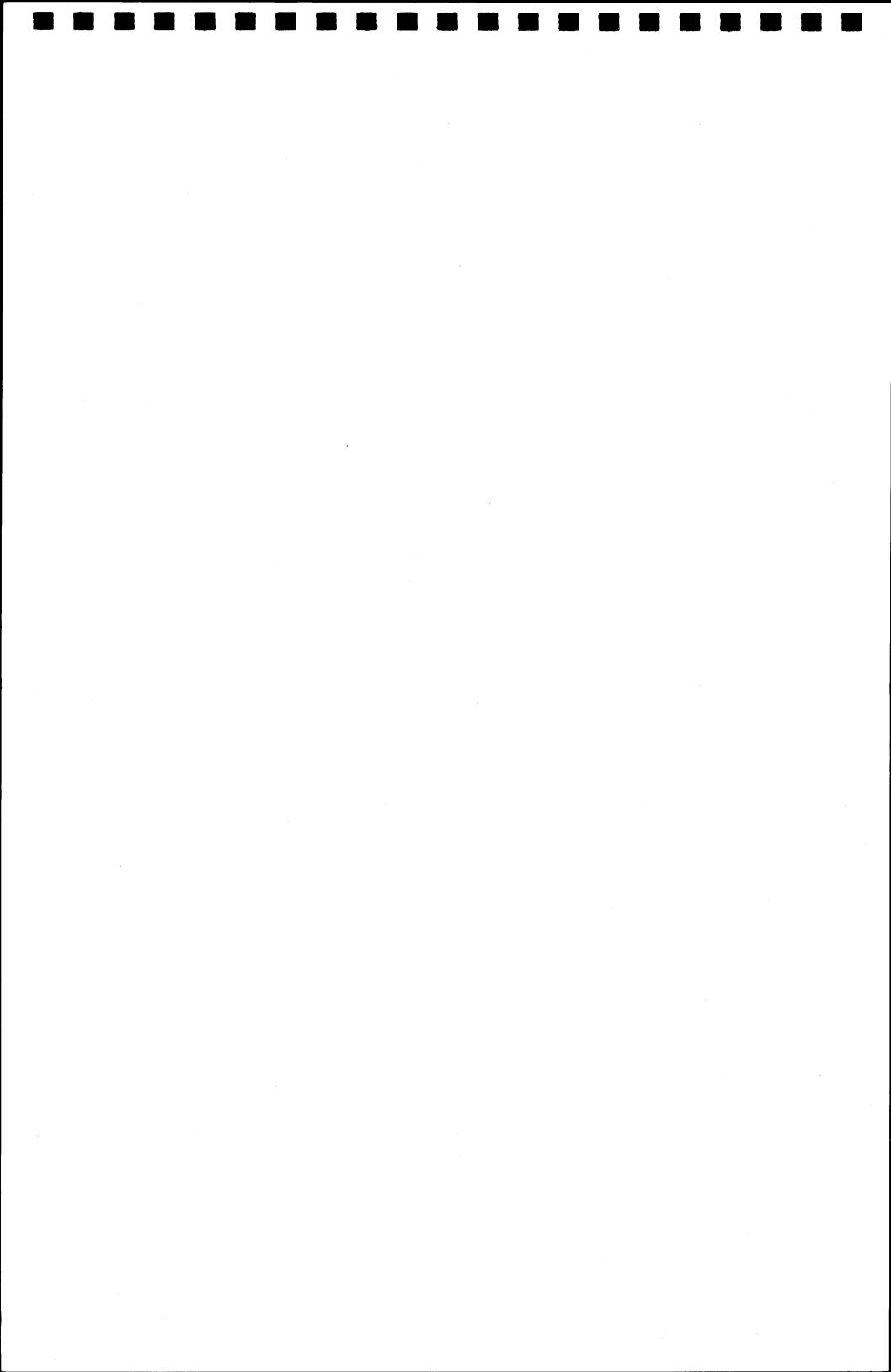
#### 5) Appendices

Appendix A contains a synopsis of the King County Zoning Code which briefly describes each zone classification. More detailed information on individual zone classification requirements may be obtained by calling the King County Department of Development and Environmental Services.

Appendix B contains a complete list of the policies from the Tahoma/Raven Heights Communities Plan.

Appendix C lists the criteria for designation of King County Landmarks established by King County Code Chapter 20.62





#### II. Introduction

#### The Revised Tahoma/Raven Heights Area Zoning Document

The revised Tahoma/Raven Heights Area Zoning document contains updated zoning maps for unincorporated portions of the planning area. The revised Tahoma/Raven Heights Area Zoning document implements land use designations and policies of the 1984 Tahoma/Raven Heights Communities Plan and reflects subsequent changes resulting from implementation of the 1985 King County Comprehensive Plan, rezones and plan amendments. Some of the major changes which affect the community planning area and have lead to revisions are summarized below:

- The King County Comprehensive Plan was adopted, providing a blueprint for how land and resources in the unincorporated areas should be used, conserved or protected.

  Some of the Tahoma/Raven Heights planning area was designated Urban and Rural, with several areas designated as Resource Lands and Open Space.
- 1990 Washington State adopted the Growth Management Act to guide development in the state as it grows into the future. The Growth Management Act mandates comprehensive planning in certain counties with a large population or a rapidly increasing population and all cities within these counties. It requires all counties to classify and designate agricultural, forest lands, critical areas, and urban growth areas, and for all cities and counties to make their zoning consistent with their comprehensive plans. On July 16, 1992 King County adopted new Countywide planning policies for the purpose of meeting the requirements of the Growth Management Act. Further guidance will be provided in the near future on implementation of the Growth Management Act at the local level.
- 1991 King County Council adopted Ordinance #10200, the Tahoma/Raven Heights Communities Plan Amendment which implemented recommendations from the Soos Creek Basin plan and Ordinance #10201, amending the Comprehensive Plan map.

#### The Tahoma/Raven Heights Community Planning Area

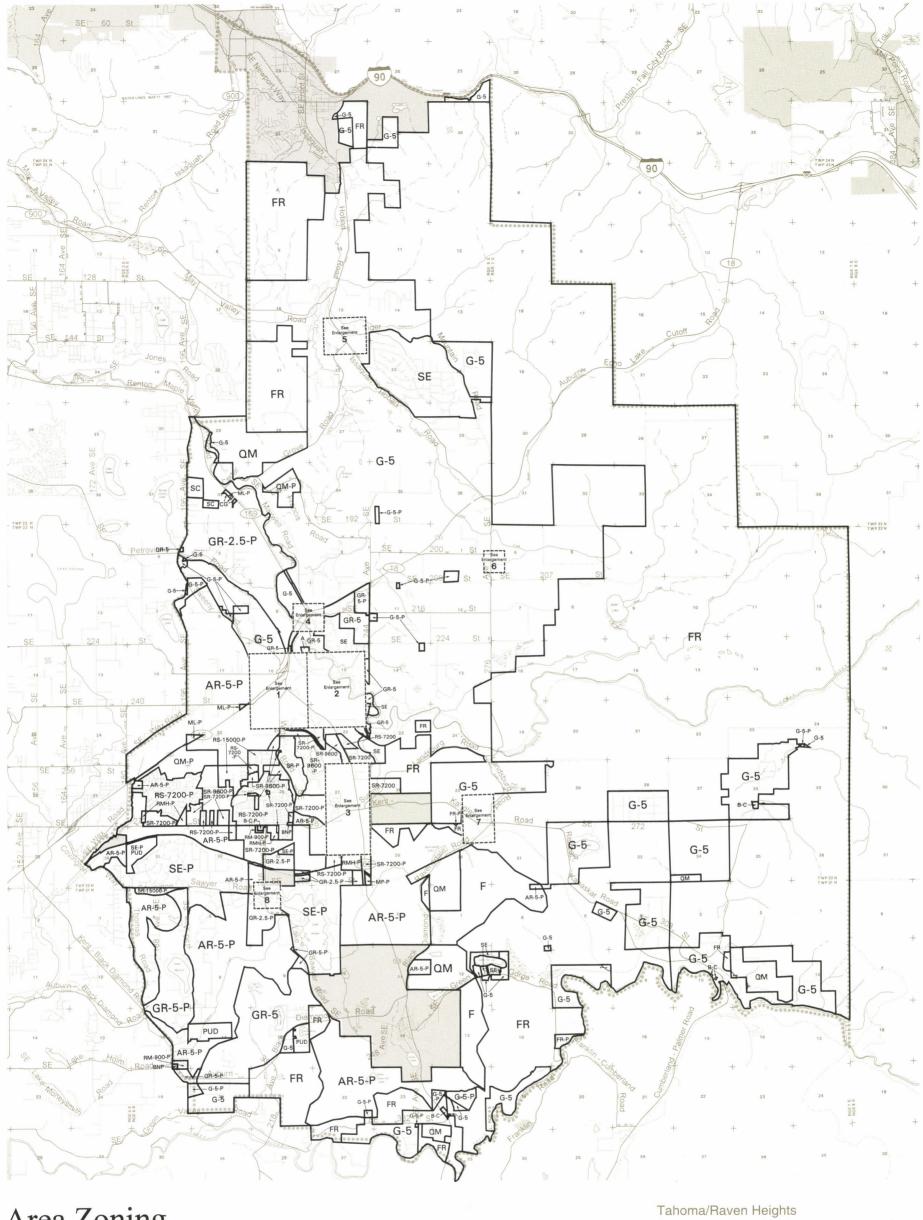
The 149 square mile Tahoma/Raven Heights planning area is the second largest of the 13 planning areas in King County. The planning area is extremely diverse. It includes plateaus, river and stream valleys and mountainous areas. There is a wide variety of streams, wetlands, and wildlife habitats and resources. Much of the planning area is currently in resource-based uses such as forestry, mining, or agriculture. The community planning area is bounded by the City of Issaquah and Interstate 90 on the north, the Cascade foothills to the east, the Green River Valley to the south and the Soos Creek and Newcastle planning areas to the west (see map on page 3). Tahoma/Raven Heights is divided into 6 subareas (see map on page 9). Most of the west and central portions of the planning area have been developed, how-

ever, the eastern and southern portions remain undeveloped. Open fields, forests and natural features shape the areas predominantly rural character. The north and east portions of the planning area are primarily forest lands of both public and private ownership. The Cedar River and City of Seattle Watersheds penetrate the east-central area. South of the watersheds are coal mines and other extractive industries. The Hobart Plateau is located in the central area where small-scale farming activity occurs.

The planning area includes the City of Black Diamond and a portion of the City of Issaquah, although most of the population lives in unincorporated areas. Commercial development generally is near population centers such as Wilderness Village, Four Corners, Maple Valley and Cedar Grove. The industrial development is located predominantly in the west at scattered locations.

#### **Definition of Area Zoning**

Area zoning is defined by the King County Code as: "Procedures initiated by King County which result in the adoption or amendment of zoning maps on an area-wide basis. This type of zoning is characterized by being comprehensive in nature and by dealing with natural homogeneous communities, distinctive geographic areas and other types of districts having unified interests within the County" (KCC.20.0.303). Unlike an individual reclassification, area zoning usually involves many separate properties under various ownerships and utilizes the range of the zoning classifications available to the County to express the land use policies of a community plan in zoning map form. The Area Zoning converts the Tahoma/Raven Heights Communities Plan's land use designations and policies into specific zoning classifications and guidelines. The Plan and revised Area Zoning report will be used by the King County Executive, the County Council, the Zoning and Subdivision Examiner, and all County departments to ensure that County actions are consistent with the policies of the Plan. For example, site plans for development proposals will be reviewed for consistency with the P-suffix conditions listed in the Area Zoning.



Area Zoning

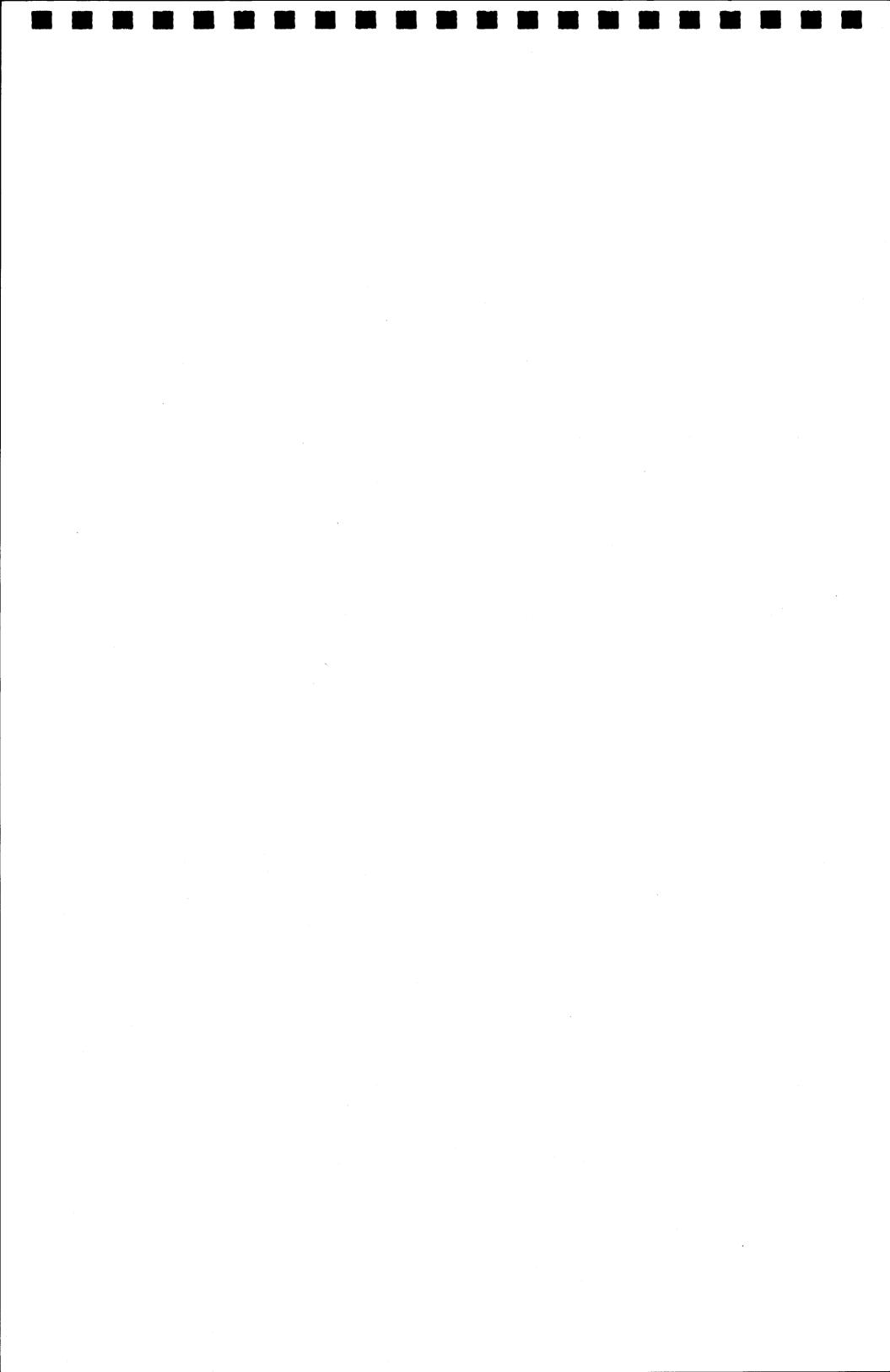
Community Planning Area

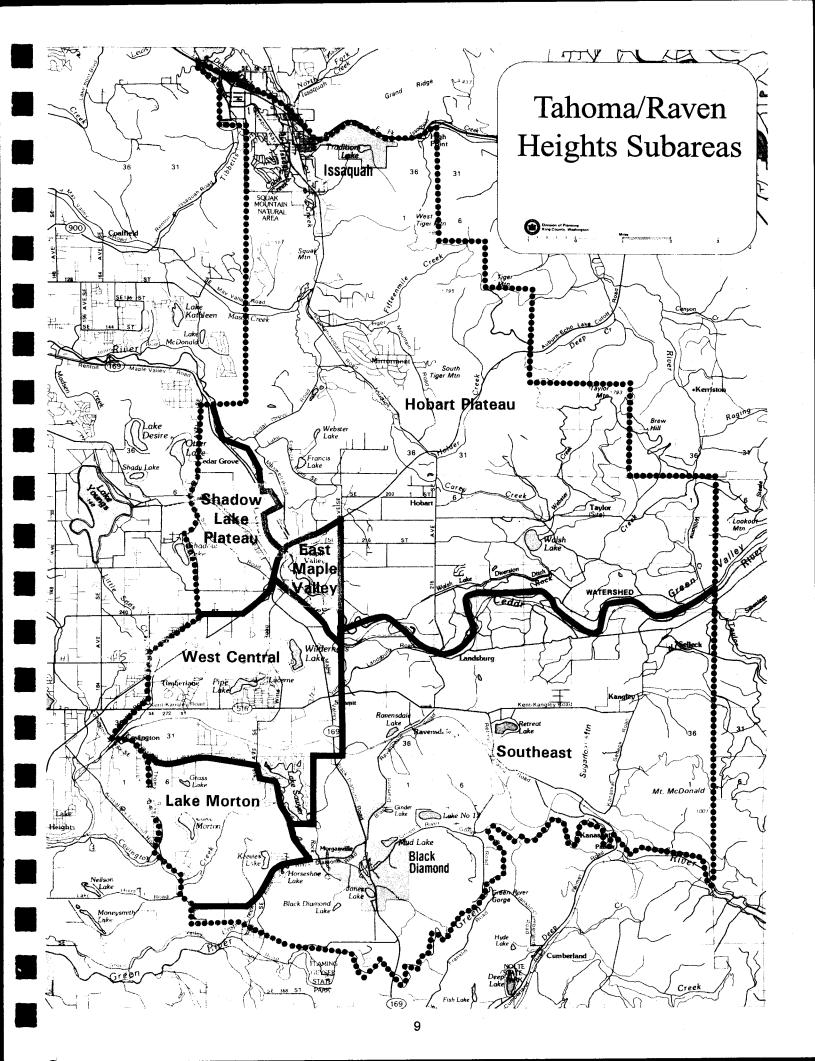


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## III. Summary of Plan Concepts and Elements

The land use concept embodied in the 1984 Tahoma/Raven Heights Communities Plan was based on elements incorporated from five alternatives examined by a Citizen Committee. The Plan encourages new development where a full range of services and facilities exists or is likely to be available. New residential development at urban/suburban densities, associated commercial development and transportation improvements are concentrated in areas that already have higher density development. Other areas are to be reserved for development that may be needed in the future as the area's population grows. Still other areas would be retained for rural activities, including low-density housing, agriculture, forestry and other resource based activities. The Countywide Planning Policies, prepared under the Growth Management Act, have recommended certain portions of the community planning area for designation as part of the Urban Growth Area or as Rural areas, which may result in further modification of current zoning and land use policies.

The major elements of the Tahoma/Raven Heights Communities Plan are summarized below.

#### Tahoma/Raven Heights Communities Plan Amendment

The 1991 Tahoma/Raven Heights Communities Plan Amendment established long-term rural densities, zoned AR-5-P (one home per five acres), in the southwest portion of the planning area along stream corridors within the Jenkins and Covington Creek drainage basins (see map on page 23).

#### **Commercial Development**

Wilderness Village and Four Corners are designated community-scale centers. Maple Valley is recognized as a potential community-scale center, but could not be expanded to meet this role until surrounding densities increase and an urban-suburban level of service is available.

The small commercial areas at Hobart, Ravensdale, Lake Sawyer, and North Cedar Grove Road are designated as neighborhood-scale centers. Mixed-use residential and commercial development is encouraged in some of these activity centers. While existing commercial sites located outside of designated centers may develop to the limits of present zoning, no additional land can be converted to commercial use in these areas.

#### **Residential Development**

Most of the residential development has occurred in the west and central portions of the planning area. Three general types of residential densities are designated in the Plan:

- Urban/Suburban areas offer a full range of urban services and accommodates most of the anticipated future growth. A portion of the sewered area north of Kent-Kangley Road has densities up to 3-6 units per acre. Mirrormont and the southern part of West Central may continue to develop at one home per acre. Multifamily development at densities up to 18 units per acre is planned where necessary services are available. Areas designated for multifamily development include Wilderness Village, and Four Corners. Some multifamily development could also occur as part of mixed-use (commercial and residential) projects in Hobart, Maple Valley, Cedar Grove and Ravensdale. Master planned developments are encouraged on parcels of several hundred acres or larger in urban-suburban areas. Some of the urban/suburban properties within the planning area have been recommended for designation as part of the Urban Growth Area by the Countywide Planning Policies prepared under the Growth Management Act.
- Growth Reserve areas are designated for an overall density of one home per 2.5 acres. Until those areas designated growth reserve are needed for future development needs they will resemble rural areas, but would also include cluster developments, especially where some services are available or proposed. Portions of the area surrounding Lake Morton and East Maple Valley, are planned for development at one home per acre, subject to approval of individual zone requests to assure services are adequate. Some of the growth reserve areas within the planning area have been recommended for Rural designation by the Countywide Planning Policies prepared under the Growth Management Act.
- Long-term Rural areas are designated for an overall density of one home per 5 acres. Most of the Hobart Plateau, Southeast areas and the southern part of the Shadow Lake Plateau are now developed at very low densities. Certain properties within the Tahoma/Raven Heights Communities Plan Amendment Study area are also designated for rural densities. Rural areas are not intended to accommodate a large share of the planning area's future growth. Urban services are not expected to be available in these areas and would not be considered appropriate. A full range of rural uses are also possible. Most of the long-term rural areas have been recommended for designation as Rural by the Countywide Planning Policies prepared under the Growth Management Act.

#### **Industrial Development**

The Plan supports development of land already zoned for industrial use which has adequate access to utility services. Manufacturing park zoning is retained at the following locations: north and east of Wilderness Village, and north and south of Four Corners.

#### **Resource Lands**

Resource lands in the planning area include forests, farm lands and extractive operations. These resources support industries that are an important part of the area's economy, providing jobs and products for local and regional use. Forest and farm lands also provide other values such as open space, scenic views, and wildlife habitat. Because of their economic, cultural, and open space benefits, resource lands form a major element in the development pattern envisioned for the planning area.

About 50% of the land within the planning area is classified with forestry zoning. Resource-based activities are the predominant land use in the Southeast and Hobart areas. The 1984 Tahoma/Raven Heights Communities Plan contains policies that support these resources by encouraging the continuation of agriculture, forestry and extractive activities. The Plan designated land used for forestry production as For-

estry and Recreation (FR). Subsequently, the adopted 1985 King County Comprehensive Plan designated some of the most productive resource lands as King County Forest and Agricultural Production Districts. The preferred land uses within these districts is long-term commercial resource management.

To implement the Comprehensive Plan, the Tahoma/Raven Heights Communities Plan Amendment reclassified some FR zoned properties located within the Resource Production District to the Forest (F) zone. Those FR zoned properties located within Rural designated areas were reclassified to AR-5-P, one home per 5 acres.

No parcels are proposed to be rezoned to Agriculture (A) zoning, but requests for such reclassification from property owners would be consistent with the Plan, provided the request is also consistent with the requirements of the A zone.

Several areas where quarrying, mining, treatment and processing of minerals or other materials now occur are classified as Quarrying and Mining (QM). About 2% of the planning area is zoned for Quarry and Mining (Q-M). Areas potentially suitable for future sand and gravel or coal mining use are to be considered by King County on a case-by-case basis to assure adequate public notification and review of development proposals, and to assure that impacts on public services and the environment can be mitigated.

#### **Natural Features**

Sensitive areas, including Class III Landslide Hazard areas, stream corridors, ground water recharge areas and wetlands are regulated by King County Code Chapter 21.54. The planning area has a number of sensitive areas; about 42% of the total planning area has been classified by the County as environmentally sensitive. Sensitive areas provide several important functions including controlling stormwater and providing wildlife habitat, as well as opportunities for public education and recreation. For further information please see the Tahoma/Raven Heights Communities Plan Amendment section.

#### **Stream Systems**

Issaquah Basin: The East Fork of the Issaquah Creek and I-90 form the northern border of the planning area. The northern portion of the planning area also includes the main stem of Issaquah Creek and its tributaries, Carey Creek and Holder Creek. These stream systems are extremely important salmon streams within the County. There is a State salmon hatchery in Issaquah. Water quality in the Issaquah basin is of high concern because of the salmon habitat. The Issaquah Creek has also been subject to more frequent flooding as development has occurred along the Hobart Valley and the valley walls.

**Cedar River System**: The planning area includes a part of the Cedar River drainage system and the western end of the Cedar River Watershed, which is an important source of high quality drinking water for Seattle and King County.

Green River System: The Green River forms the southern boundary of the planning area. Important tributaries include Covington Creek and Crisp Creek. The Soos Creek Basin Plan includes recommendations for the protection of water quantity and quality for some of this area. Please see the Tahoma/Raven Heights Communities Plan Amendment chapter for further information. Crisp creek is the sole water source for a salmon hatchery located at the confluence of Crisp Creek and the Green River.

#### **Utilities**

#### **Water Supply**

Water district/municipal service areas cover all of the Shadow Lake Plateau, East Maple Valley and Lake Morton sub-areas as well as the West Central urban-suburban area. Outside of urban-suburban and growth reserve areas, services are to be provided by community or private systems financed solely by those desiring service. Within the designated service areas priority is given to upgrading and infilling existing water service areas before systems could be expanded to serve new development.

#### **Wastewater Disposal**

The sewer Local Service Area (LSA) is designated by the King County Sewerage General Plan (KCC Chapter 20.12). The LSA was amended through the Tahoma/Raven Heights Communities Plan Amendment covers the urban portions of the West Central subarea north and south of Kent-Kangley Road, including the Lake Sawyer community.

#### **Transportation**

The adopted Plan stresses operational improvements to the existing road system. The Plan also encourages non-motorized travel and improvements to facilitate transit use. Transit system improvements recommended include additional bus and van service, new park and ride and park and pool lots at Wilderness Village, Four Corners and Black Diamond, and bus pull-out and acceleration lanes along SR-169 and SR-516.

The proposed 137-mile arterial system will retain the area's present eight major travel corridors:

- North-south--Maple Valley Highway (SR 169) and Issaquah Hobart Road;
- North East/South West--State Route 18;
- East-West--SE May Valley Road, Petrovitsky Road, SE 240th Street, Kent-Kangley Road and Auburn-Black Diamond Road.

New facilities are recommended in the West Central area where the most serious roadway problems exist or are likely to occur in the future:

- SE 240th Street between State Routes 18 and 169:
- Collier and Lund Road (Extension of SE 256th Street) from 180th Avenue SE to Witte Road SE;
- 200th/204th Avenue SE between Collier and Lund and SR-516. Plans to limit access to SR-18 will not allow this road to be connected with that highway on the north.

#### **Community Facilities**

The overall objective is to meet the expected demand for recreational facilities, police, fire and other services in ways that will minimize both costs and environmental damage. Facilities and improvements are, for the most part, recommended where use is expected to be heaviest in areas planned for the highest population densities.

While some recommendations for acquiring or developing parks are included, the Plan also encourages the use of school sites for recreation purposes wherever possible. High priority is given to a community-wide trail system including regional trails, community linkages, pedestrian trails and neighborhood walk-ways. The Plan requires the dedication of rights-of-way or granting of easements when developments are approved in order to preserve existing trails for public use. In addition, rights-of-way or easements along utility lines and abandoned railroads are proposed to be secured for future use.

#### **Historic Sites**

Several sites in Tahoma/Raven Heights were recommended by the Citizen Committee to be listed as heritage sites by the County. This Area Zoning document identifies many of these sites and contains conditions that aim to protect the historic feature if a development is proposed on the same site.

#### IV. Area Zoning Highlights

This section describes the major zone designations of the Tahoma/Raven Heights Communities Plan and Area Zoning and discusses the policies on which these zones are based. The Tahoma/Raven Heights Communities Plan Amendment and Commercial Areas are explained in greater detail and include a discussion of P-suffix site development conditions. Included in the Tahoma/Raven Heights Communities Plan Amendment discussion is a map that shows the boundaries of the area affected by the Plan Amendment. The Commercial Centers are shown on enlarged maps. There is also a discussion of historic sites within the planning area. Zoning for all individual properties is shown on the zoning maps in the Adopted Zoning Maps Section of this document.

#### Tahoma/Raven Heights Communities Plan Amendment

In 1989, the King County Surface Water Management Division prepared a functional plan for the Soos Creek Basin. A functional plan is a short-term detailed plan which the County uses to guide the provision of public facilities and services such as roads, parks, and drainage facilities. The Soos Creek Basin Plan was used by the County to address drainage and water quality problems within the Soos, Jenkins and Covington Basins. The findings of the Soos Creek Basin Plan indicated that if additional urban development was allowed in portions of the Jenkins and Covington Creek basins, under existing controls, substantial damage to the stream and fisheries as well as private property would result. To address these concerns the Soos Creek Basin Plan recommended rural densities, AR-5-P zoning (one home per five acres) and site development conditions for portions of the Jenkins and Covington Creek Basins located within the Tahoma/Raven Heights Communities Planning area. The Tahoma/Raven Heights Communites Plan Amendment is approximately 20,000 acres in size or about one fifth of the total 149 square miles of the Tahoma/Raven Heights planning area.

In response to the new environmental information from the emerging Soos Creek Basin Plan, the King County Council established Interim zoning of AR-5 (one home per five acres) on July 13, 1989 in portions of the Tahoma/Raven Heights Communities Planning area. On March 11, 1991 the King County Council directed the Department of Parks, Planning and Resources to prepare the Tahoma/Raven Heights Communities Plan Amendment Study and Area Zoning for this area. The purpose of the plan amendment study was to provide further analysis and evaluation of the new environmental information provided by the Soos Creek Basin Plan and make site development recommendations.

#### AR-5-P Selection Criteria and Zoning Lines

An important factor in determining which properties in the plan amendment study area should be subject to lower densities was their proximity to significant environmental features. Properties in the plan amendment study area designated to receive AR-5-P zoning were selected based on the following criteria from the Soos Creek Basin Plan: are located within 1/4 mile from the ordinary high water mark (OHW) of both sides of a Class 1, 2 and 3 stream; or are located within a drainage basin tributary to a Regionally Significant Resource Area. For further information please see Soos Creek Basin Plan policies BW-1, AS-10, AS-13, AS-15 on page 25 and BW-4 on page 28.

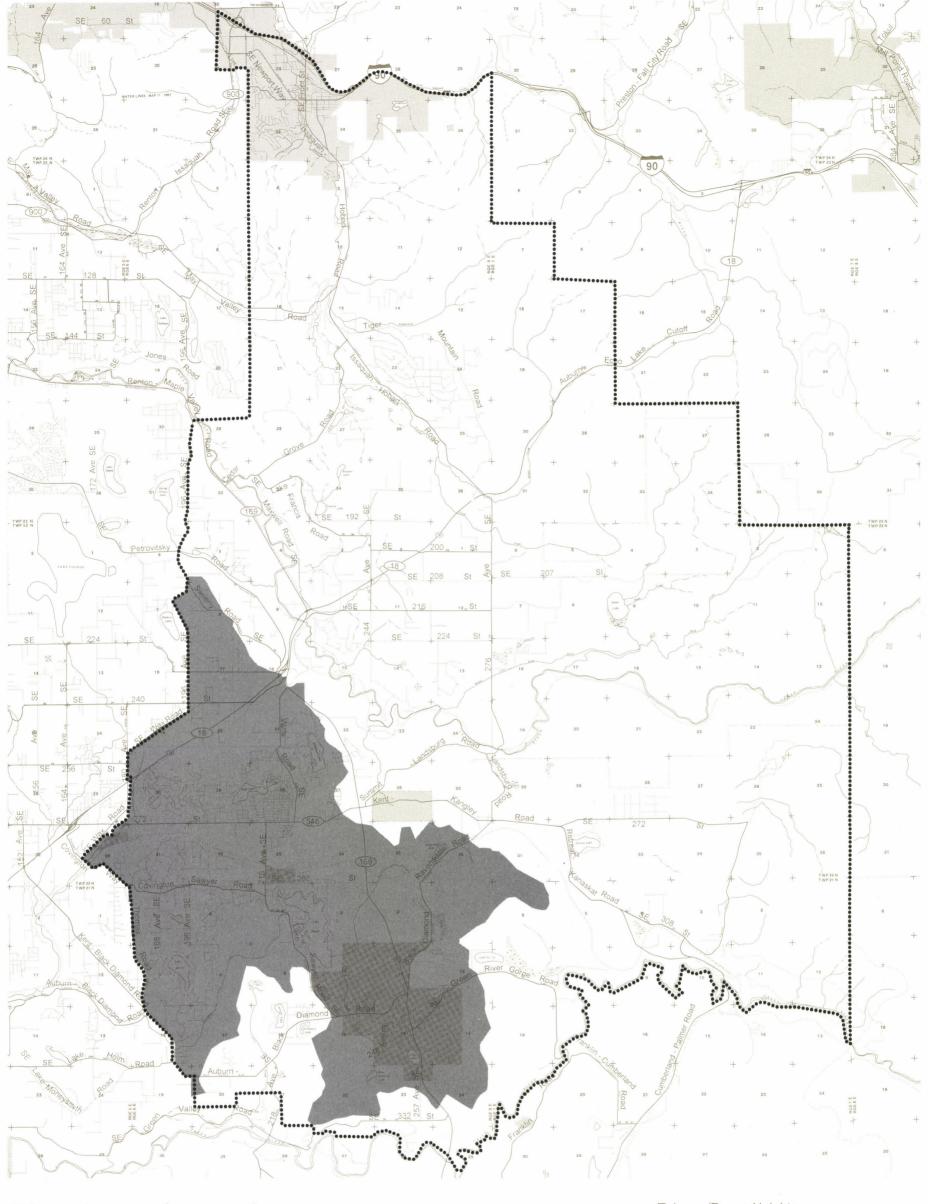
Those properties exempted from the AR-5-P zoning within the plan amendment study area met the following criteria: are currently zoned for commercial, industrial or multifamily uses, are zoned for less than one home per five acres, such as quarry mining sites; and have both preexisting sewer service and lot sizes of one acre or smaller. The original Basin Boundaries and AR-5-P zoning lines followed the Soos Creek Drainage Basin and reflected the natural contour of the basin. Due to the curve of the lines, some properties were split by the AR-5-P zoning line and received two different zoning designations. In order to simplify calculations of property within the plan amendment study area, the Basin Boundary and AR-5-P zoning lines shown on the final maps have been straightened and measured with the dimensions noted.

The proposed AR-5-P zoning required modifications to the Area Zoning maps, King County Comprehensive Plan Map and the sewer Local Service Area map. Maps showing the appropriate changes were included as part of the Executive Proposed Tahoma/Raven Heights Communities Plan Amendment Study document.

#### **Public Participation and Planning Process**

Public meetings were held within the plan amendment study area to inform residents of the proposed land use recommendations and gather public comments. Support as well as concerns about the proposed AR-5-P, zoning designation were voiced. Following consideration of all the comments received, King County Community Planning staff made necessary revisions and prepared the Proposed Tahoma/Raven Heights Communities Plan Amendment and Area Zoning with the assistance of staff from the King County Surface Water Management Division. Ordinance #10200 approving the Tahoma/Raven Heights Communities Plan Amendment and Ordinance #10201 amending the King County Comprehensive Plan map were adopted by the King County Council on December 16, 1991.

Other changes within the study area that were adopted as part of the Tahoma/Raven Heights Communities Plan Amendment are briefly summarized as follows: the LSA was amended to include the Lake Sawyer community, FR zoned land was redesignated to F if within the Forest Production District as designated by King County Comprehensive Plan and AR-5-P if within the Rural area as designated by the King County Comprehensive Plan, the King County Comprehensive Plan Map was amended to designate new Rural areas and a new utilities policy was developed to recognize sewer facilities must occasionally traverse but not serve Rural areas.



### Plan Amendment Area

..... Planning Area Boundary

Plan Amendment Area

Tahoma/Raven Heights Community Planning Area

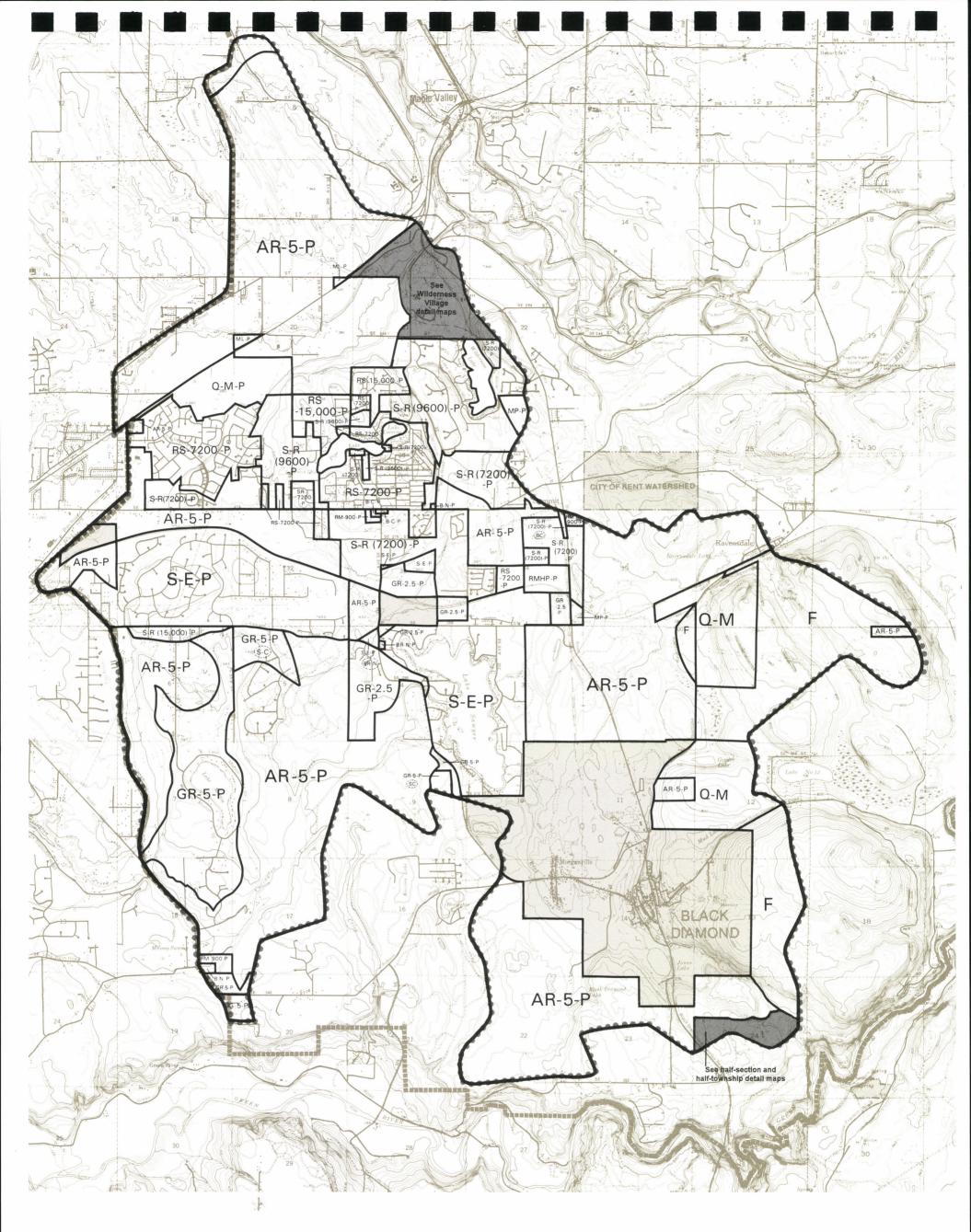


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Plan Amendment Area Zoning

Tahoma / Raven Heights Communities Plan Amendment Study Area





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#### AR-5-P, Rural Residential - one home per five acres

This zoning implements the Soos Creek Basin Plan recommendations for rural densities along stream corridors within the Plan Amendment area. AR-5-P zoning is consistent with Soos Creek Basin Plan Policies BW-1, AS10, AS-13 and AS-15. Rural development at one home per five acres was infeasible in certain areas that had already been developed or platted to urban densities and was currently served by sewers. The criteria established by Policy BW-1 were utilized to evaluate which properties were appropriate for one home per five acre zoning.

BW-1 Stream Corridor Management. Properties within 1/4 mile of the ordinary high water mark (OHW) of Class 1,2 and 3 streams in locally significant resource areas should be zoned for a maximum rural density of one home per five acres. The location of this stream-corridor boundary should be set at 1/4 mile from the OHW on both sides of the stream, unless:

The affected property is developed to urban densities by virtue of preexisting urban lot sizes (1 acre or smaller) and sewer service is on the site.

The 1/4 mile boundary falls on a Class III Landslide Hazard Area as defined in the Sensitive Areas Ordinance, then the boundary should be moved to include all parts of the sensitive area within 1/2 mile of OHW.

A portion of the 1/4 mile corridor extends beyond the Soos Creek Basin or beyond locally or regionally significant subcatchments (i.e. the drainage divide is located less than 1/4 mile from the stream system), that portion should be excluded from the density controls.

- AS-10 JENKINS REGIONALLY SIGNIFICANT RESOURCE AREAS. In addition to the Basinwide Preferred Alternatives, the following conditions should apply in Jenkins Basin RSRAs subcatchments J7, F1,SF2, and SF3):
  - a. Undeveloped areas in RSRAs should be zoned for densities of one unit/five acres or less.
  - b. Natural land cover should be retained on at least 35 percent of a site.
  - c. The function of natural drainage features such as swales and springs that are not protected by the Sensitive Areas Ordinance should be protected.
  - d. Stream crossings should be minimized. Essential crossings must use bridges, bottomless pipe arches, or elliptical culverts (listed in order of preference) and should not interfere with the passage of fish and be sized to pass the 100-year future flows.
  - e. Stream buffers should be a minimum 150 feet for Class 1 and Class 2 streams and a minimum 100 -foot buffer for Class 3 streams (Class 1-3 streams are defined as Type 1-3 streams respectively in the 1990 King County Surface Water Design Manual).
- AS-13 COVINGTON FLOW-REDUCTION DENSITIES. Undeveloped areas in the RSRAs in Subcatchment C8 should be retained in rural-residential densities (also see Regionally Significant Resource Areas AS15) in about 2,000 acres in mid-lower Covington Creek Basin.
- AS-15 COVINGTON REGIONALLY SIGNIFICANT RESOURCE AREAS. In addition to the basinwide recommendations, the recommendations in the Jenkins Creek Regionally Significant Resource Areas (AS10) should apply in undeveloped portions of the Covington Creek RSRAs (Subcatchments C8 and C10-C13).

AR-5-P zoning establishes the Soos Creek Basin site development "P"- suffix conditions shown on page 27 for properties within the Tahoma/Raven Heights Communities Plan Amendment study area. This zoning is also consistent with 1984 Tahoma/Raven Heights Communities Plan policies T/RH #1A, T/RH #2, T/RH #7, T/RH #8, T/RH #10 and T/RH #39, which encourage the protection of environmentally sensitive areas and valuable natural resources. In particular, Tahoma/Raven Heights Communities Plan policy #39 recommends minimal development in sensitive areas including erosion hazard areas:

T/RH #39 Development should be minimized in sensitive areas. Sensitive areas which include Erosion Hazard areas, Coal Mine Hazard areas, Class III Seismic Areas, wetlands, fish-bearing water, and Flood Hazard areas should be protected by regulating their development according to Ordinance 4365, the Sensitive Areas Ordinance. If appropriate, the preservation of sensitive areas as permanent open space should be reviewed on a case-by-case basis.

#### FR (Forest-Recreation)

The 1984 Tahoma/Raven Heights Communities Plan designated forest land with the Forest-Recreation (FR) zone.

#### F (Forest)

The F zone was applied to areas of the Tahoma/Raven Heights Communities Plan Amendment study area designated as part of the Forest Production District by the King County Comprehensive Plan. This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management. The (F) zone is also consistent with Tahoma/Raven Heights Communities Plan policy T/RH #29 which encourages the continuation of forestry activities.

T/RH #29 In order to support the sustained production of forest products, land currently managed for such production should be designated with a forestry zone classification.

The Forest (F) zone is consistent with the Soos Creek Basin Plan Policies AS-7, and AS-12.

- AS-7 JENKINS RURAL DENSITIES. Areas designated as rural by the 1985 King County Comprehensive Plan should continue to be zoned for rural and resource densities in approximately 2,000 acres of the north and central Jenkins Creek Basin (subcatchments J4, J5, and J7). Additional rural zoning is discussed under AS10.
- AS-12 COVINGTON RURAL DENSITIES. Areas designated as rural by the 1985 King County Comprehensive Plan should continue to be zoned for rural and resource densities in approximately 2,250 acres of central, north, and southeast portions of the Covington Creek Basin (Subcatchments C8, C11, C13, and C14).

#### P-Suffix Development Conditions

The Tahoma/Raven Heights Communities Plan Amendment applies the Soos Creek Basin Plan site development (P-suffix) conditions to all properties located within the Plan Amendment area. Following is a

matrix showing where each P-suffix applies, and the specific requirements of each P-suffix condition. Parcel specific P-suffix conditions are available through the Department of Development and Environmental Services Situs Data Base.

#### Tahoma/Raven Heights P-Suffix Conditions Matrix

#### **P-Suffix**

#### Area of Application

**Natural Systems** 

A. Clearing and Grading

Apply basinwide including all AR, GR-5, GR-5 (potential SC), GR-5 (potential SE), GR-5-P, G-5, RS 7200, SR 7200, SR 7200 (potential RM 2400), RS 15000, SR 9600, BC, B-C-P, B-N-P, RM-900, RM-900-P, ML, M-P and RMHP zoned properties

B. Seasonal Clearing Restrictions

Apply basinwide including all AR, GR-5, GR-5 (potential SC), GR-5 (potential SE), GR-5-P, G-5, RS 7200, SR 7200 (potential RM 2400), RS 15000, SR 9600, BC, B-C-P, B-N-P, RM-900, RM-900-P, ML and M-P and RMHP zoned properties

C. Vegetation Coverage

All designated Rural Residential areas including AR-5-P and G-5 zoned property within the Soos Creek Basin

#### **Natural Systems**

Environmental regulations which contribute to protecting natural systems include the State Environmental Policy Act (SEPA), the King County Sensitive Areas Ordinance (SAO), and the King County Surface Water Design Manual. These are regulations which apply countywide and may not account for the unique circumstances of different sites or drainage basins. The P-suffix conditions which follow address specific site clearing concerns within the Tahoma/Raven Heights planning area. These conditions were recommended by the Soos Creek Basin Plan, which also contains the scientific analysis and justification for the conditions. The conditions in Section A address clearing and grading in advance of subdivisions and building permit approval.

#### A. Clearing and Grading

As a general rule, the vegetation on a development site should be retained as long as possible to reduce impacts. Even after construction has begun, permanent retention of as much of the native vegetation as possible is important and contributes to mitigating the adverse impacts. Native vegetation provides food, shelter, and breeding sites to which local wildlife has adapted.

Temporary erosion control and drainage facilities are required to be in place prior to any clearing on a plat. Once the roads and utilities have been constructed and the plat has received final approval, the construction of individual homesites begins. The cumulative sedimentation from the construction of a number of single family homes without erosion control can be significant. Generally, individual single family residential homes fall below the threshold for drainage and erosion control plans pursuant to the Surface Water Design Manual. As a result, erosion and sedimentation control are needed for individual development.

In addition, tighter controls should be placed on the clearing that occurs during the platting process. Under present conditions, sites are often completely cleared very early in the development process, sometimes long before there are any building permits issued for a site. During the time between clearing and site development, substantial erosion and sedimentation can occur. Until there is a need to remove the existing vegetation for construction, the forest should remain in order to protect surface and ground water quality, and to provide wildlife habitat. When construction does occur, the surface water manage-

ment facilities should be installed first, in order to control the increased surface water flows that will occur when the site is cleared.

Commercial property should not be cleared until after approval of an individual site plan. This delay will allow for integrating the existing vegetation and trees on site into the overall landscape design.

The following P-suffix conditions implement policy BW-3 of the Soos Creek Basin Plan.

- BW-3 Clearing: Rural Densities. For new subdivisions with densities less than one unit/acre, undisturbed indigenous vegetation should be retained on the area set aside as required wetland and stream buffers, whichever is greater. In addition, the following conditions and exemptions apply:
  - a. Whenever possible, the undisturbed area should retain vegetation in large contiguous area rather than isolated patches, strips, or individual trees. Trees are the preferred vegetation to be included in the tract, shrubs are second preference, and grasslands are least preferable.
  - b. Criteria should be developed to allow exemptions for trees that pose a hazard to structures.
  - c. Forest practices within forest zones and crop production within agricultural zones would be exempt.
  - d. The undisturbed area should be fenced or clearly marked with permanent signs.
  - e. Vegetated portions of wetlands should not be included in the tract.

These conditions shall apply in the portions of the Soos Creek Basin covered by the Tahoma/Raven Heights Communities Plan. The conditions shall expire automatically upon the effective date of an adopted countywide clearing ordinance.

- Subdivisions, Short Subdivisions and PUDs: The following conditions apply only to applications for subdivisions, short subdivisions and PUDs. Deviations from these standards may be allowed based on a special study prepared by a qualified forester with expertise in windthrow or tree disease.
  - a. Lot clearing during road and utility construction: The building envelope on each buildable lot shall be identified on the engineering plans. The following table specifies the maximum size of the building envelope based on actual average lot size: (Building envelope being the total dimensions of the structure including width, depth and height).

Lot Size (in sq. ft.)	Building Envelope	
Greater than 15000	5000 sq. ft.	
9001-15000	35% of lot size	
5000-9000	45% of lot size	
Less than 5000	55% of lot size	

Except as provided in subsection 1.b., the clearing of building envelopes shall occur at the same time as the clearing for roads and utilities. The clearing limits for each building envelope shall be clearly marked or flagged on each lot and inspected prior to any clearing. Erosion and sedimentation controls shall be instituted on the building envelopes as required by the Surface Water Design Manual. The vegetation remaining after initial clearing of the building envelope may be preserved or cleared as deemed appropriate by the permittee of the residential building permit for that lot after its approval and issuance.

b. Lot-by-lot clearing: In subdivisions, short subdivisions and PUDs served by on-site septic systems, clearing on individual lots shall be postponed until the approval and

issuance of the individual residential building permit for each lot. No clearing on the individual building lots shall occur during the construction of roads and utilities except that necessary to accommodate cuts and fills due to topography and road design. Erosion and sedimentation control plans shall be designed through buildout including sediment pond sizing. All building permits shall have erosion control measures consistent with the Surface Water Design Manual standards.

In subdivisions, short subdivisions and PUDs served by sewers, the applicant may opt to postpone clearing on individual building lots until the approval and issuance of the individual residential building permits for each lot. Under this option, no clearing on individual building lots shall occur during the construction of roads and utilities except that necessary to accommodate cuts and fills due to topography and road design. Erosion and sedimentation control plans shall be designed through buildout including sediment pond sizing. All building permits shall have erosion control measures consistent with the Surface Water Design Manual standards.

#### B. Seasonal Clearing Restrictions

Introduction of fine-grained sediment into stream channels is a significant cause of fish habitat and water quality degradation in the Soos Creek Basin. This fine sediment clogs stream gravels, reduces the clarity of the water, and carries a substantial proportion of the urban contaminants into downstream water bodies. Based on numerous observations of existing development during the winters of 1988-89 and 1989-90, active construction and land-grading sites are one of the primary sources of observed turbidity problems in individual streams throughout the Soos Creek system. Soos Creek Basin Plan policy BW-4 addresses this issue.

BW-4 Seasonal grading and Clearing Limits. Bare ground associated with clearing, grading, utility installation, building construction, and other development activity should be covered or revegetated in accordance with King County Surface Water Design Manual Standards between November 1 and March 31 of each year. Earth-moving or land-clearing activity should not occur during this period. Landscaping of single-family residences, existing permitted commercial forestry and mining activities in areas zoned for resource use, and development sites with approved and constructed drainage facilities that infiltrate 100 percent of surface runoff should be exempt from these restrictions.

The identification of November 1 through March 31 in Policy BW-4 is particularly important because of the amount of rain received by the County, and the extent of flooding which historically occurs between these months.

The following P-suffix conditions implement policy BW-4. These conditions shall apply in the portions of the Soos Creek Basin covered by the Tahoma/Raven Heights Communities Plan. The conditions shall expire automatically upon the effective date of an adopted countywide clearing ordinance.

- Seasonal restrictions: Clearing and grading shall not be permitted between November 1 and March
   All bare ground must be fully covered or revegetated between these dates.
- 2. Exemptions: The following activities are exempt from the clearing and grading seasonal restriction:
  - a. Emergencies that threaten the public health, safety and welfare.
  - b. Routine maintenance of public agency facilities.
  - c. Routine maintenance of existing utility structures as provided in the Sensitive Areas Ordinance, K.C.C. 21.54.030.D.

- d. Clearing or grading where there is 100 percent infiltration of the surface water runoff within the site in approved and installed construction-related drainage facilities.
- e. Clearing and grading where all State water quality standards are met including turbidity. The Surface Water Management Division shall develop administrative procedures before such exemptions are allowed.
- f. Landscaping of single-family residences.
- g. Class II and III forest practices.
- h. Quarrying or mining within sites with approved permits.
- Clearing or grading for utility hook-ups on approved residential and commercial building permits.
- j. Completion of any final clearing/grading work for construction activities which meet all applicable permit conditions and best management practices for a period of time (not to exceed two weeks) in the month of November if dry weather conditions are present.

#### C. Vegetation Coverage

Protection of natural vegetation coverage moderates surface water runoff and erosion and protects the integrity of stream channels. Removing forest cover increases the peak rate of surface runoff. Forest cover intercepts falling rain, absorbs water through roots and creates an absorbent duff later on the forest floor.

The following P-suffix conditions implement policies BW-3, AS-10 and AS-15 of the Soos Creek Basin Plan. These conditions shall apply in the portions of the Soos Creek Basin covered by the Tahoma/Raven Heights Communities Plan. The conditions shall expire automatically upon the effective date of an adopted countywide clearing ordinance.

 Separate tracts: In the rural zones listed below, 20 percent of each subdivision or short subdivision shall be placed in a separate tract to reduce surface water runoff, except in areas identified as Regionally Significant Areas where 35 percent shall be placed in the separate tract:

> A-R 2.5 A-R 5 A-R 10

Areas to be included: In meeting the percent requirement, the applicant may include all
acreage set aside in sensitive areas tracts except for wetlands and streams. Buffers for
these sensitive areas may be included.

When additional acreage beyond that occupied by the above features is necessary to meet the percent requirement, this land shall be included in the separate tract but the applicant shall receive full density credit for this land. The applicant may reduce lot sizes below the minimum required for that zone to accommodate the transfer of density but they shall not change the residential uses permitted in the zone. Density transfers within the A-R classification shall be subject to the clustering provisions in the A-R zone.

The separate tract shall retain vegetation in large contiguous areas rather than isolated patches, strips or individual trees. Forest or trees are the preferred vegetation type to be included in the tract, shrubs are the second preference and grasslands or pastures are least preferable.

#### **Commercial Areas**

#### **Commercial Area Expansion**

The land use map for the adopted Tahoma/Raven Heights Communities Plan designates sufficient land to meet anticipated commercial needs until the next review cycle for community plans. In many cases, the commercial land use designation has been implemented with actual commercial zoning. Most expansion of existing centers, however, has been implemented with potential commercial zoning consistent with Tahoma/Raven Heights Communities Plan policies T/RH #16 and T/R #17:

#### T/RH #16 Expansion of centers should be phased to coordinate actual development with increased services and demand.

This policy stresses that future development is conditioned on both the availability of the appropriate level of services and the need for additional commercial activities. Potential zoning has been used as a tool for phasing development so that land can remain at its present use until conversion to commercial use is necessary. This method encourages graduated expansion that can be consolidated around existing centers. Requests to activate potential commercial zoning would be consistent with the intent of the Plan when public facilities are available or can be made available to support the proposed development. Potentially zoned property nearest to existing commercial development should be rezoned and developed before additional potential commercial zones are activated.

## T/RH #17 Expansion of centers should be conditioned on a firm commitment to develop new commercial activities. To this end, building permit applications should be required within two years of rezoning.

In order to discourage rezoning sites for speculative purposes, this policy recommends the use of conditional zoning in areas designated for future commercial development. As one of the conditions, the zoning would become effective only if site plans are submitted within two years. If such applications are not filed, the property would remain non-commercially zoned. This provision would apply to properties potentially zoned for commercial use or to additional requests for commercial zoning in areas designated for future commercial development.

#### Wilderness Village

The following maps outline the adopted zoning for Wilderness Village. Portions of Wilderness Village located within the Tahoma/Raven Heights Communities Plan Amendment study area are subject to the Soos Creek Basin Plan P-suffix conditions. For further information about applicable Soos Creek Basin Plan P-suffix conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section. Properties zoned for commercial, multifamily or industrial uses have been divided into four property groups on the maps. Explanations of adopted zoning are given by these property groups. Property Group One is north of the intersection of SR 169 (Renton-Maple Valley Road) and Witte Road, Property Group Two is east of this intersection, Property Group Three is to the south, and Property Group Four is west.

#### Wilderness Village Property Group One

Manufacturing Park zoning at this location is consistent with Tahoma/Raven Heights Communities Plan policies T/RH #24, T/RH #25, T/RH #26 and T/RH #58:

T/RH #24 Future industrial development should be encouraged unless proven incompatible with surrounding land use and densities.

- T/RH #25 Industrial development should be located where a full range of urban/suburban services are available, including water supply, sewers, solid waste disposal, road access, public transit and an adequate level of police and fire protection.
- T/RH #26 Industrial development should be given special site review to ensure that all local impacts are mitigated.
- T/RH #58 Access between arterials and commercial or industrial areas should be limited in number and controlled to consolidate access traffic and relieve congestion on arterials. to accomplish this, measures such as shared access and construction of ring or frontage roads should be encouraged.

#### M-P-P, Manufacturing Park

This zoning implements the manufacturing designation and establishes the following "P"-suffix (Site Plan Approval) conditions:

- \* An access plan should be approved by the King County Department of Public Works and the State Department of Transportation that includes consolidated access and an internal circulation plan. This access plan should include a detailed traffic study to determine traffic impacts and appropriate mitigating measures. These measures shall be made conditions of site plan approval.
- \* As new development occurs, sufficient right-of-way along SR-169 should be dedicated to meet County road standards. The standard for SR-169, a major arterial, is 50 ft from the centerline.
- \* Sidewalks are required for properties adjoining SR 169, south of Wax Road SE. (See the following Development Guidelines for Wilderness Village, page 38.)

The existing "P"-suffix conditions for the site at the south of Property Group One (Rezone file #202-82-R, zoned M-P-P), are retained; the three conditions listed above also apply to this property.

#### Wilderness Village Property Group Two

SR-7200-P (potential M-P-P) Suburban Residential (potential Manufacturing Park) and SR-7200 (potential M-P-P), Suburban Residential, (potential Manufacturing Park)

This zoning locates single family residences at urban-suburban density where services are available, consistent with Tahoma/Raven Heights Communities Plan policy T/RH #7:

T/RH #7 Single-family development at densities of 3 to 6 dwelling units per acre, should be located within those portions of the sewered urban/suburban areas which are not designated for multifamily development.

Potential Manufacturing Park zoning at this location is consistent with Tahoma/Raven Heights Communities Plan policies T/RH #24, T/RH #25, T/RH #26 and T/RH #58:

- T/RH #24 Future industrial development should be encouraged unless proven incompatible with surrounding land use and densities.
- T/RH #25 Industrial development should be located where a full range of urban/suburban services are available, including water supply, sewers, solid waste disposal, road access, public transit and an adequate level of police and fire protection.
- T/RH #26 Industrial development should be given special site review to ensure that all local impacts are mitigated.

T/RH #58 Access between arterials and commercial or industrial areas should be limited in number and controlled to consolidate access traffic and relieve congestion on arterials. To accomplish this, measures such as shared access and construction of ring or frontage roads should be encouraged.

Property zoned SR-7200-P (potential M-P-P) is located within the Tahoma/Raven Heights Communities Plan Amendment area and subject to the Soos Creek Basin Plan site development (P-suffix) conditions. For further information about applicable P-suffix conditions please see the Tahoma/Raven Heights Communities Plan Amendment section.

The potential zoning is intended to accommodate one or more large single-site business parks. Manufacturing Park (M-P) zoning shall be approved only if the following criteria are met:

- An application for approval of actual Manufacturing Park (M-P) zoning must cover a site of 50 acres or more in size.
- Any application shall be consistent with an overall development plan for all potentially zoned manufacturing park properties within Property Group Two. This overall plan should be developed by all affected property owners and must be approved by the Department of Development and Environmental Services (DDES) to assure that the plan adequately addresses internal circulation, arterial access, screening and provision of services for the entire property group.
- An Environmental Impact Statement (EIS) shall be prepared for each manufacturing park application. The EIS should assess both on-site and off-site impacts of the full build-out of Property Group Two, together with possible mitigating measures. Specifically, the EIS should address, but not be limited to the following:

A traffic analysis that includes an internal circulation plan for the development application site and for all of Property Group Two. This analysis should address impacts to the existing arterial system and determine if mitigating measures are needed.

Impacts on all major public facilities, such as water and sewer service, plus improvements that are necessary to serve the development application site and all of Property Group Two.

The proposed method of financing of measures necessary to mitigate the impacts identified in the EIS.

In addition, the following "P"-suffix (Site Plan Approval) conditions shall be applied to any approval of Manufacturing Park zoning.

- Due to the probable size and scope of development at this location, landscaping and buffering requirements may exceed the usual requirement of the M-P zone. No development except driveway access should occur in the setback areas that are established.
- Sufficient right-of-way should be dedicated to meet County road standards. The standard for SR 169, a major arterial, is 50 ft from the centerline of SR-169.
- Any measures identified during EIS and project level site plan review which are necessary to mitigate the project's share of impacts shall be included as conditions of project level site plan approval.

# 1. West Wilderness Village W 16-22-6 E 16-22-6 GR-5 GR-5 G-5 BASIN BOUNDARY RM-2400-P BR-C ) <u>м-р-р</u> AR-5-P SR-7200 B SR-7200-P SR-7200-P Be? (RD-3600-P AR-5-P RD-3400-F (RD-3600\_P) SR-7200-P SR-7200-P 0.3 0.4 0.5 0.2 0.1 MILES 32

## Wilderness Village Property Group Three

Community-scale business and mixed-use zoning at this location are consistent with Tahoma/Raven Heights Communities Plan policies T/RH #15, T/RH #18 and T/RH #19:

- T/RH #15 Mixed-use development should be allowed in all commercial areas where such uses are compatible with existing development.
- T/RH #18 Community-scale centers should be located only where such development is compatible with surrounding land uses, where the associated community can be conveniently served, where there is sufficient separation from other centers to avoid strip development, and where a full range of urban/suburban services are available.
- T/RH #19 The Four Corners and Lake Wilderness shopping centers should be designated as community-scale centers and identified for an appropriate level of expansion.

## BC-P (potential BR-C), Community Business (potential Mixed Business-Residential Community Scale)

Wilderness Village Property Group Three is located within the Tahoma/Raven Heights Communities Plan Amendment Study area and all properties are subject to the Soos Creek Basin Plan P-Suffix site development conditions. For further information about applicable Soos Creek Basin Plan P-Suffix conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section. This zoning implements the community-scale commercial designation for Wilderness Village and establishes the following "P"-suffix (Site Plan Approval) conditions:

- A pedestrian and automobile circulation plan should be approved by the Department of Development and Environmental Services (DDES) that includes consolidated access to SR-169 and Witte Road and an internal pedestrian network connecting to future sidewalks on SR-169 and Witte Road.
- A local access street should be constructed, running north/south, between the right-of-way for SE
  237th Street and the properties designated for multifamily and mixed use development to the south.
  The exact location of this road should be determined by the Department of Public Works. The following Development Guidelines taken from the Business District Development Guide show the approximate location of this proposed new road.
- Sidewalks are required along Witte Road and SR-169. (See the following Development Guidelines taken from the Business District Development Guide).
- Sufficient right-of-way should be dedicated to meet County road standards. The standard for SR-169, a major arterial, is 50 ft from the centerline. The standard for Witte Road - 220th Ave. SE, a collector arterial, is 30 ft from the centerline.

Please see page 29 for discussion of requests to activate potential commercial zones.

SR 7200-P (potential BR-CP), Suburban Residential (potential Mixed Business-Residential Community Scale) and SR 7200-P (potential B-C-P), Suburban Residential (potential Community Business)

This zoning implements the urban-suburban single family residential designation, provides additional land for future commercial expansion at the community-scale center of Wilderness Village, and establishes the following "P"-suffix (Site Plan Approval) conditions:

# 2. East Wilderness Village W 15-22-6 E 15-22-6 SE/ GR-5 230 GRSP M-P-P MP-P SC G-5 GR-5 SR-7200 W 22-22-6 E 22-22-6 SE SR-7200-P GR-5 SR-7200 0.5 0.1 0.3 0.2 0.4 \* Indicates P-SuffixCondition for Historic Site. For explanation of conditions on development,see MILES pages 34

- Sidewalks are required for 220th Avenue SE and SR 169.
- Sufficient right-of-way is required to meet County road standards. The standard for SR 169, a major arterial, is 50 ft from the center-line. The standard for 220th Ave. SE, a collector arterial, is 30 ft from the centerline.
- Activation of potential community-scale mixed use or commercial zoning will require that a
  north/south local access road be built, providing a connection to the existing commercial area to the
  north. A local access road should also be built, connecting the new north-south road with 220th
  Ave. SE. The following Development Guidelines taken from the Business District Development
  Guide show approximate locations of these roads.
- These conditions are to be implemented at the time of subdivision or rezone review. They are not
  intended to apply to residential building permit applications once a subdivision has been approved
  and these conditions have been satisfied.

Please see page 29 for discussion of requests to activate potential commercial zones.

Multifamily residential, professional office and potential mixed use zoning at this location is consistent with Tahoma/Raven Heights Communities Plan policies T/RH #4, T/RH #14 and T/RH #15:

- T/RH #4 Multifamily development at densities of 6 to 18 dwelling units per acre should be located adjacent to or within walking distance of the existing or planned community centers of Wilderness Village, Four Corners, and Covington.
- T/RH #14 Office uses which generate high traffic flows and which benefit from nearby commercial activities should be located at the designated community & neighborhood-scaled centers.
- T/RH #15 Mixed-use development should be allowed in all commercial areas where such uses are compatible with existing development.

RM 900-P (potential BR-C-P), Maximum Density Multiple-Dwelling (potential Mixed Business-Residential Community Scale)

This zoning implements the professional office designation, permits future mixed-use development, subject to rezone, and establishes the following "P"-suffix (Site Plan Approval) conditions:

- Multifamily residential density is limited to 18 dwelling units per acre.
- Sidewalks should be developed on SR-169.
- Sufficient right-of-way should be dedicated to meet County road standards. The standard for SR-169 is 50 ft from the centerline.

RM 2400-P, Medium Density Multiple-Dwelling and RM 2400-P (potential BR-C-P), Medium Density Multiple Dwelling (potential Mixed Business-Residential Community Scale)

This zoning implements the multifamily residential designation and permits future mixed use development, subject to a rezone at this site. This zoning applies the following P-suffix (Site Plan Approval) conditions:

Sidewalks should be built on both sides of 220th Ave. SE.

- Properties west of 220th Ave. SE should locate access driveways on property lines to facilitate combined access with adjoining properties whenever possible.
- Sufficient right-of-way should be dedicated to meet County road standards. The standard for 220th Avenue SE, a collector arterial, is 30 ft from the centerline.
- The Development Guidelines for the Business District Development Guide show a north-south local access road connecting multifamily and mixed-use properties to the commercial center at Wilderness Village, and an east-west local access road to 220th Ave. SE. The Business Guide also shows an east-west arterial that is anticipated to provide a connection between SR-169 and Witte Road SE at the SE 240th Street location. Approval of new development should include establishment of these roads, dedication of sufficient right-of-way to meet County road standards, and construction of these roads to standards approved by the King County Department of Public Works.

SR 7200-P (potential RM 2400-P), Suburban Residential (potential Medium Density Multiple-Dwelling) and SR 7200-P (potential RD 3600), Suburban Residential (potential Low Density Multiple-Dwelling)

This zoning implements the urban-suburban single family residential designation, permits future development of multifamily residences, subject to a rezone, and establishes the following "P"-suffix (Site Plan Approval) conditions:

- The Development Guidelines for the Business District Development Guide show an east-west arterial that is anticipated to provide a connection between SR-169 and Witte Road. Approval of actual multifamily zoning and the development of multifamily residences on these properties should require the establishment of this arterial, dedication of sufficient right-of-way (84') to meet County road standards, and construction of this road to standards approved by the King County Department of Public Works.
- Sidewalks should be built on SR-169.
- Sufficient right-of-way should be dedicated to meet County road standards. The standard for SR-169, a major arterial, is 50 ft from the centerline.
- These conditions are to be implemented at the time of subdivision or rezone review. They are not
  intended to apply to residential building permit applications once a subdivision has been approved
  and these conditions have been satisfied.

## Wilderness Village Property Group Four

Multifamily residential and professional office uses at this location are consistent with Tahoma/Raven Heights Communities Plan policies T/RH #4 and T/RH #14:

- T/RH #4 Multifamily development at densities of 6 to 18 dwelling units per acre should be located adjacent to or within walking distance of the existing or planned community centers of Wilderness Village, Four Corners, and Covington.
- T/RH #14 Office uses which generate high traffic flows and which benefit from nearby commercial activities should be located at the designated community & neighborhood-scaled centers.

Most of the properties in Wilderness Village Property Group 4 are included within the Tahoma/Raven Heights Communities Plan Amendment area and subject to the Soos Creek Basin Plan site development (P-suffix) conditions. For further information about applicable Soos Creek Basin Plan (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

# RM 2400-P (potential BR-C), Medium Density Multiple-Dwelling (potential Mixed Business-Residential Community Scale)

This zoning implements the multifamily designation, permits future mixed-use development, subject to a rezone, and establishes the following "P"-suffix (Site Plan Approval) conditions:

- An access plan should be approved by the King County Department of Public Works and the State
  Department of Transportation that includes consolidated access and an internal circulation plan.
  This access plan should include a detailed traffic study to determine traffic impacts and appropriate
  mitigating measures. These measures should then be made conditions of site plan approval.
- Sidewalks are required along SR-169. (See the following Development Guidelines taken from the Business District Development Guide.)
- Dedicate sufficient right-of-way to result in 50 ft of right-of-way from the centerline of SR-169.

#### RM-900-P, Maximum Density Multiple-Dwelling

This zoning implements the professional office designation and applies the conditions established by Rezone File No. 207-86, as well as the following "P"-suffix (Site Plan Approval) conditions:

- Multifamily residential density is limited to 18 dwelling units per acre.
- An access plan should be approved by the King County Department of Public Works and the State
  Department of Transportation that includes consolidated access and an internal circulation plan.
  This access plan should include a detailed traffic study to determine traffic impacts and appropriate
  mitigating measures. These measures should then be made conditions of site plan approval.
- Sidewalks are required for SR-169 (See Business District Development Guide).
- Dedicate sufficient right-of-way to result in 50 ft of right-of-way from the centerline of SR-169.

#### C-G-P (General Commercial)

This zoning applies General-Commercial zoning to two small pieces of property adjacent to a site rezoned (File No. 234-80R) to General Commercial zoning. The "P"-suffix conditions applies the conditions of Rezone No. 234-80R to the parcel west of SE Wax Road.

#### **Single-Family Zoned Properties**

For an explanation of the adjacent single family zoning see Adopted Zoning maps.

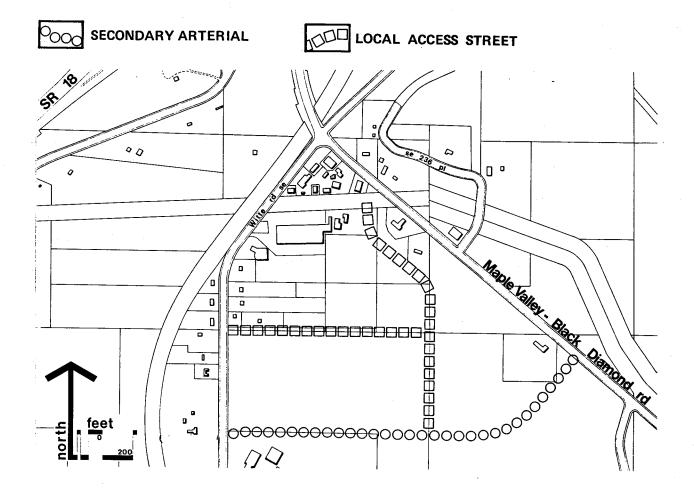
### **Development Guidelines Wilderness Village**

- 1. Develop a sidewalk system, linking offices and businesses north of the central Wilderness Village parking area. In addition, improve landscaping within the Wilderness Village parking lot with planters and deciduous trees.
- Define the east and west entrances to the Wilderness Village parking lot with landscaping and directory signs.
- 3. Develop new local access streets connecting Wilderness Village with the future multifamily and mixed use development to the south.

The Tahoma/Raven Heights Communities Plan recommends a series of functional improvements to existing streets around Wilderness Village.

Some additional streets are needed for effective local traffic circulation in the Wilderness Village area. These additional streets would also improve access to future multifamily and mixed use development, south of Wilderness village. These proposed new streets are shown on the following map.

As previously discussed, future development proposals may preclude some of the street alignments shown. If this occurs, an alternate alignment would be acceptable. However, any alternative proposal should result in a similar benefit to community wide circulation.



## Wilderness Village

The map, below, indicates where sidewalks, with street trees, should be provided as a condition of new development.



#### **Four Corners**

The adopted zoning for Four Corners is shown on the following page. Portions of Four Corners located within the Tahoma/Raven Heights Communities Plan Amendment Study area are subject to the Soos Creek Basin Plan P-suffix conditions. For further information about applicable Soos Creek Basin Plan P-suffix conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section. Manufacturing Park zoning at this location is consistent with Tahoma/Raven Heights Communities Plan policies T/RH #24, T/RH #25, T/RH #26 and T/RH #58:

- T/RH #24 Future industrial development should be encouraged unless proven incompatible with surrounding land use and densities.
- T/RH #25 Industrial development should be located where a full range of urban/suburban services are available, including water supply, sewers, solid waste disposal, road access, public transit and an adequate level of police and fire protection.
- T/RH #26 Industrial development should be given special site review to ensure that all local impacts are mitigated.
- T/RH #58 Access between arterials and commercial or industrial areas should be limited in number and controlled to consolidate access traffic and relieve congestion on arterials. To accomplish this, measures such as shared access and construction of ring or frontage roads should be encouraged.

#### MP-P (Manufacturing Park)

This zoning implements the manufacturing designation and establishes the following "P"-suffix (Site Plan Approval) condition:

Access points onto SR-169 should be located to allow joint access whenever possible. This access
should be consistent with a circulation plan that is acceptable to the King County Department of
Public Works and the State Department of Transportation.

#### M-H-P (Heavy Manufacturing)

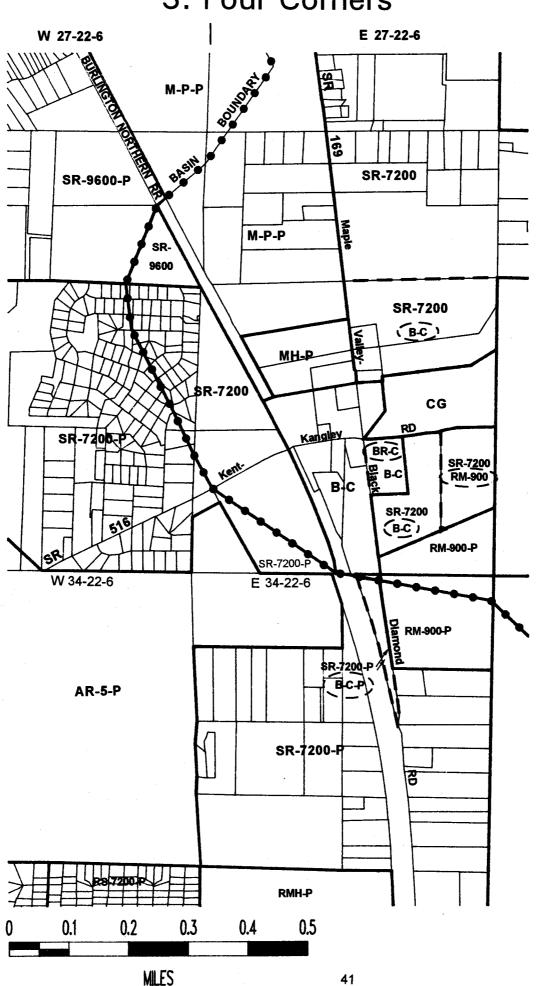
This zoning recognizes an existing auto wrecking yard at this location and establishes the following "P"-suffix conditions:

- The use on this site is limited to the current, existing use at the time of the adoption of the Tahoma/Raven Heights Area Zoning and all uses allowed in the M-P zone.
- Access points onto SR-169 should be located to allow joint access whenever possible. This access should be consistent with a circulation plan that is acceptable to the King County Department of Public Works and the State Department of Transportation.

Community-scale business and mixed-use zoning at this location is consistent with Tahoma/Raven Heights Communities Plan policies T/RH #15, T/RH #18 and T/RH #19:

T/RH #15 Mixed-use development should be allowed in all commercial areas where such uses are compatible with existing development.

## 3. Four Corners



- T/RH #18 Community-scale centers should be located only where such development is compatible with surrounding land uses, where the associated community can be conveniently served, where there is sufficient separation from other centers to avoid strip development, and where a full range of urban/suburban services are available.
- T/RH #19 The Four Corners and Lake Wilderness shopping centers should be designated as community-scale centers and identified for an appropriate level of expansion.

#### **CG General Commercial**

The zoning allows for the grouping of commercial enterprises at this location.

#### **BC, Community Business**

This zoning allows for the future expansion of commercial activities at this location.

## BC (potential BR-C), Community Business (potential Mixed Business-Residential Community Scale)

This zoning allows future mixed-use development at this location, subject to a rezone. The purpose of the potential zone is to allow mixed-use development as an option, not a requirement.

## SR-7200 (potential B-C), Suburban Residential (potential Community Business) and SR-7200-P (potential BC)

This zoning implements the urban/suburban density single family residential designation and allows future expansion of commercial activities, subject to a rezone, at this location.

Please see page 29 for discussion of requests to activate potential commercial zones.

Multifamily and professional office zoning at this location is consistent with Tahoma/Raven Heights Communities Plan policies T/RH #4 and T/RH #14:

- T/RH #4 Multifamily development at densities of 6 to 18 dwelling units per acre should be located adjacent to or within walking distance of the existing or planned community centers of Wilderness Village, Four Corners and Covington.
- T/RH #14 Office uses which generate high traffic flows and which benefit from nearby commercial activities should be located at the designated community & neighborhood-scaled centers.

#### RM-900-P, Maximum Density Multiple-Dwelling

This zoning implements the multifamily and professional office designations and establishes the following "P"-suffix (Site Plan Approval) condition:

Residential density is limited to 18 dwelling units per acre.

### SR 7200 (potential RM-900), Suburban Residential (potential Maximum Density Multiple-Dwelling)

This zoning implements the urban/suburban density single family residential designation and allows future expansion of multifamily or professional office development, subject to a rezone.

## **Single-Family Zoned Properties**

For an explanation of the single family residential zoning, please see the area zoning maps and Residential Areas chapter.

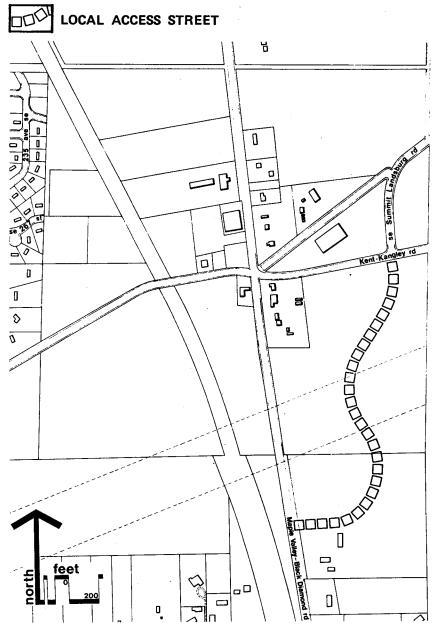
### **Development Guidelines**

#### **Four Corners**

- 1. Develop a new local access street connecting the Kent-Kangley Highway with the Maple Valley-Black Diamond Rd.
- 2. Develop a sidewalk system, with street trees, along Kent-Kangley Road and SR-169.

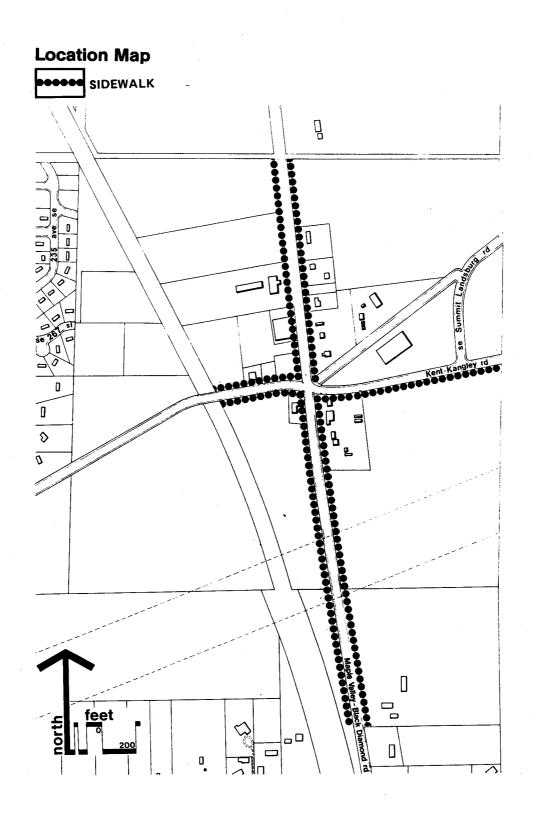
As in Wilderness Village, the Tahoma/Raven heights Communities Plan recommends a series of functional improvements to existing streets around Four Corners. A large amount of undeveloped commercial and industrial land lies within this business district. New local access streets will be needed as development occurs. These new streets, when constructed, will lessen the impact of development on existing arterials. North of the Kent-Kangley Highway, and west of the Maple Valley-Black Diamond Rd, sufficient right-of-way has been reserved for future streets. The remaining south-east quadrant of Four Corners will need a local access street. One possible alignment is shown below.

Lake Wilderness Village, future development proposals may prelude the street alignment shown. If this occurs, an alternate alignment would be acceptable. However, any alternative proposal should result in a similar benefit to community-wide circulation.



## **Four Corners**

The map, below, indicates where sidewalks, with street trees, should be provided as a condition of new development.



#### **Maple Valley**

The adopted zoning for Maple Valley is shown on the following page. Potential community-scale mixed use zoning at this location is consistent with Tahoma/Raven Heights Communities Plan policies T/RH #15, T/RH #18 and T/RH #20.

- T/RH #15 Mixed-use development should be allowed in all commercial areas where such uses are compatible with existing development.
- T/RH #18 Community-scale centers should be located only where such development is compatible with surrounding land uses, where the associated community can be conveniently served, where there is sufficient separation from other centers to avoid strip development, and where a full range of urban/suburban services are available.
- T/RH #20 Maple Valley should be recognized as a potential community-scaled center, however, expansion should not occur until an adequate level of services are provided.

#### BR-N-P, Mixed Business-Residential Neighborhood Scale

This zoning allows neighborhood-scale mixed-used development at this location subject to the conditions established by rezone file no. 220-88.

#### **BC-P**, Community Business

This zoning allows for the expansion of commercial activities at this location.

#### B-N-P, Neighborhood Business

This zoning implements the neighborhood business designation at this location.

#### BC-P (potential BR-C), Community Business (potential Mixed Business-Residential Community Scale)

This zoning recognizes the potential community-scale designation for Maple Valley and allows for future mixed-use development at this location. The purpose of the potential zone is to allow mixed-use development as an option, not as a requirement.

#### GR-5, Growth Reserve, one home per five acres

This zoning reserves land for future urban/suburban development at this location.

## GR-5 (potential BR-C), Growth Reserve, one home per five acres (potential Mixed Business-Residential Community Scale)

This zoning recognizes the potential community-scale designation for Maple Valley and allows for future mixed-use development at this location.

Please see page 29 for discussion of requests to activate potential commercial zones.

#### CG, General Commercial

This zoning allows for expansion of commercial activities at this location.

G-5 (potential BR-N), General, one home per five acres (potential Mixed Business-Residential Neighborhood Scale)

This zoning implements the long-term rural designation of the Hobart Plateau and allows neighborhood-scale mixed-use development, subject to a rezone, at this location.

Please see page 29 for a discussion of requests to activate potential commercial zones.

## G-5 General, one home per five acres

This zoning implements the long-term rural land use designation at this location.

\* Indicates P-suffix condition for Historic Site. For an explanation of conditions on development, see page 68.

RM 2400 (potential B-C), Medium Density Multiple-Dwelling (potential Community Business)

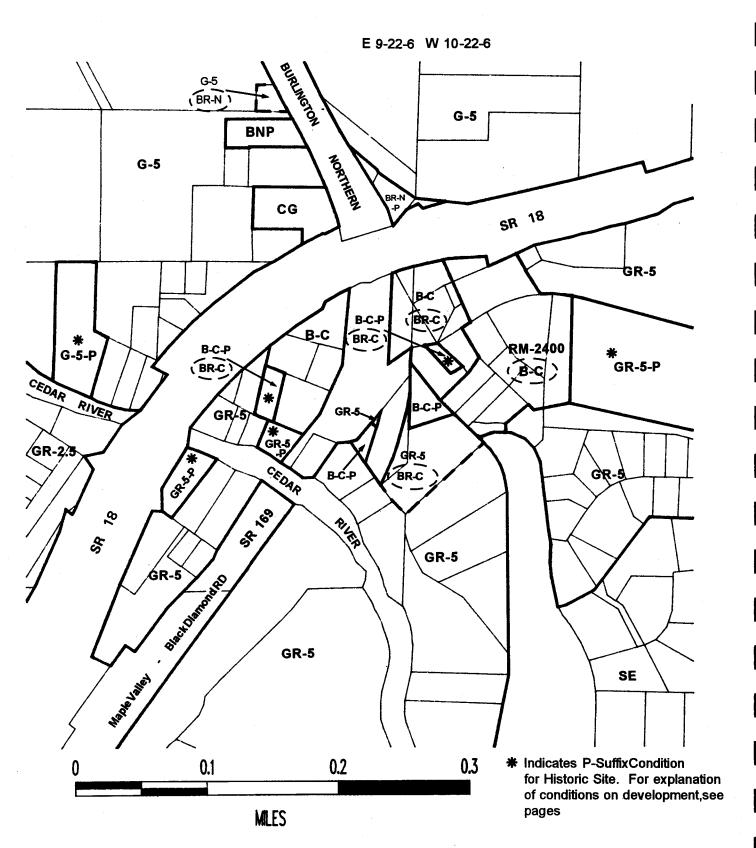
Multifamily zoning at this location is consistent with Tahoma/Raven Heights Communities Plan policies T/RH #3 and T/RH #4:

- T/RH #3 Multifamily development at densities greater than 6 dwelling units per acre should be located only where a full range of urban/suburban services are available and where such development is identified by the plan.
- T/RH #4 Multifamily development at densities of 6 to 18 dwelling units per acre should be located adjacent to or within walking distance of the existing or planned community centers of Wilderness Village, Four Corners and Covington.

This zoning recognizes existing development and implements the multifamily designation, consistent with the density established by Policy T/RH #4. Although T/RH #4 does not mention Maple Valley, it is cited here because it establishes the residential density of 18 dwelling units per acre that has been applied as the standard for multifamily development within the planning area. This zoning also allows future mixed-use development.

Please see page 29 for discussion of requests to activate potential commercial zones.

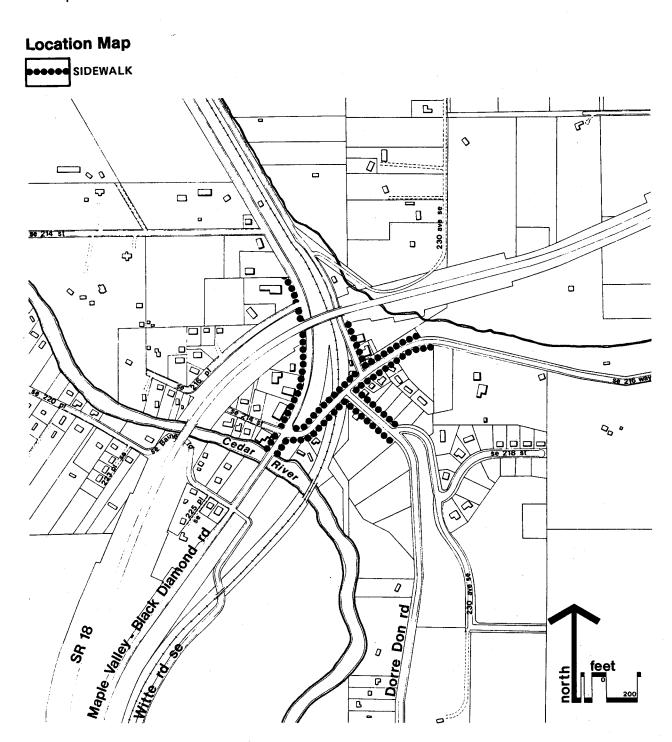
# 4. Maple Valley



## **Development Guidelines**

- 1. Improve parking west and east of the Maple Valley-Black Diamond Road, north of SE 214th Place, with paving and parking space striping.
- 2. Develop a sidewalk system, with street trees, on SR-169, Dorre Don Road, SE 216th Way and SE 215th Street.

The map, below, indicates where sidewalks, with street trees, should be provided as a condition of new development.



#### **Cedar Grove**

The adopted zoning for Cedar Grove is shown on the following page. The single family residential zoning at rural density is consistent with Tahoma/Raven Heights Community Plan policy T/RH #11:

T/RH #11 The Hobart Plateau and the southeast portion of the planning area should be designated as long-term rural areas in order to retain a community character consistent with the existing level of development and services. Such areas should be recognized as inappropriate for an urban/suburban level of services and residential densities should not exceed one dwelling unit per five acres. rural lot clustering is allowed.

#### G-5 General, one home per five acres

This zoning implements the long term rural land use designation at this location.

#### BR-N, Mixed Business-Residential Neighborhood Scale

This zoning implements the neighborhood-scale mixed-use designation at this location.

The neighborhood-scale mixed-use zoning proposed at this location is consistent with Tahoma/Raven Heights Community Plan policies T/RH #15, T/RH #21 and T/RH #22:

- T/RH #15 Mixed use development should be allowed in all commercial areas where such uses are compatible with existing development.
- T/RH #21 Neighborhood-scale centers should be located at recognized focal points which are historically associated with the surrounding community, where sufficient separation from other centers will help to avoid future strip development, and where public services and facilities are adequate to serve the anticipated level of development.
- T/RH #22 Lake Sawyer, Hobart, Ravensdale, and the North Cedar Grove Road shopping area should be designated as neighborhood-scaled centers and identified for an appropriate level of expansion.

G-5 (potential BR-N), General, one home per five acres (potential Mixed Business-Residential Neighborhood Scale)

This zoning implements the long term rural designation of the Hobart Plateau and allows neighborhood-scale mixed use development, subject to a rezone, at this location.

Please see page for a discussion of requests to activate potential commercial zones.

#### RM-900, Maximum Density Multiple Dwelling

This zoning implements the multifamily and professional office designation at this site.

#### RM-900/PUD, Maximum Density Multiple-Dwelling/Planned Unit Development

This zoning allows maximum density multiple dwellings at this site subject to the conditions established by rezone file no. 204-71.

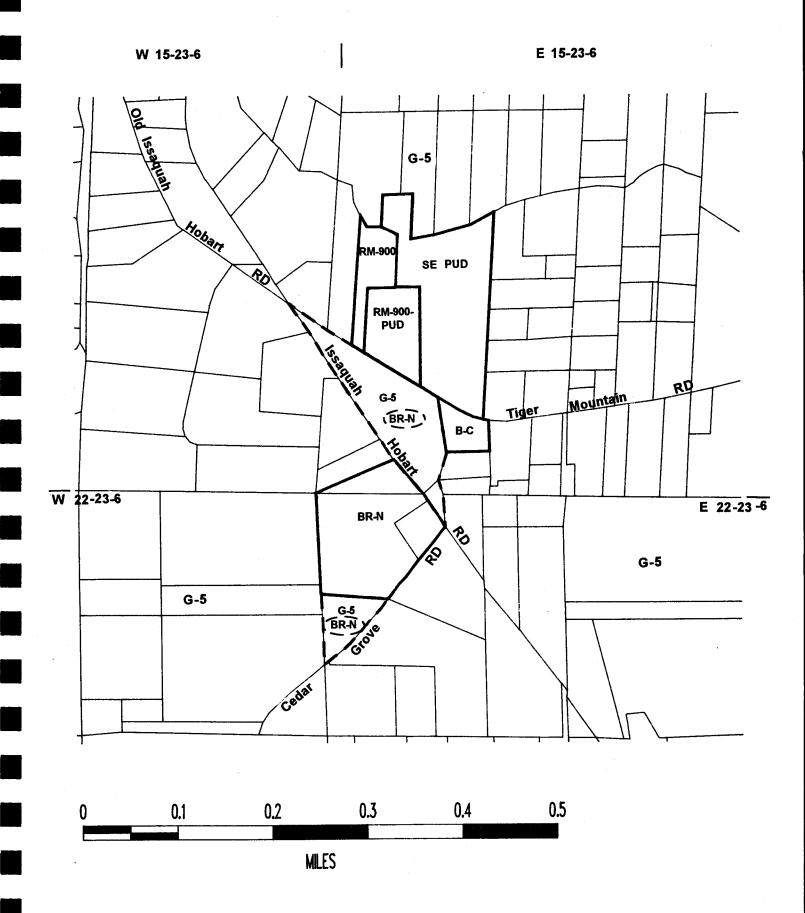
#### SE/PUD, Suburban Estates/Planned Unit Development

This zone implements suburban zoning at this site which has already been developed as a PUD, subject to the conditions established by rezone file no. 204-71.

#### BC, Community Business

This zoning allows for the expansion of commercial activities at this location.

# 5. Cedar Grove



#### **Hobart**

The adopted zoning for Hobart is shown on the following page. Single family residential zoning at rural density is consistent with Tahoma/Raven Heights Community Plan policy #11.

T/RH #11 The Hobart Plateau and the southeast portion of the planning area should be designated as long-term rural areas in order to retain a community character consistent with the existing level of development and services. Such areas should be recognized as inappropriate for an urban/suburban level of services and residential densities should not exceed one dwelling unit per five acres. Rural lot clustering is allowed.

#### G-5, General, one home per five acres

This zoning implements the long term rural land use designation.

G-5 (potential BR-N), General, one home per five acres (potential Mixed Business-Residential Neighborhood Scale)

This zoning implements the long term rural land use designation and also provides for future expansion of neighborhood scale mixed use activities at this location.

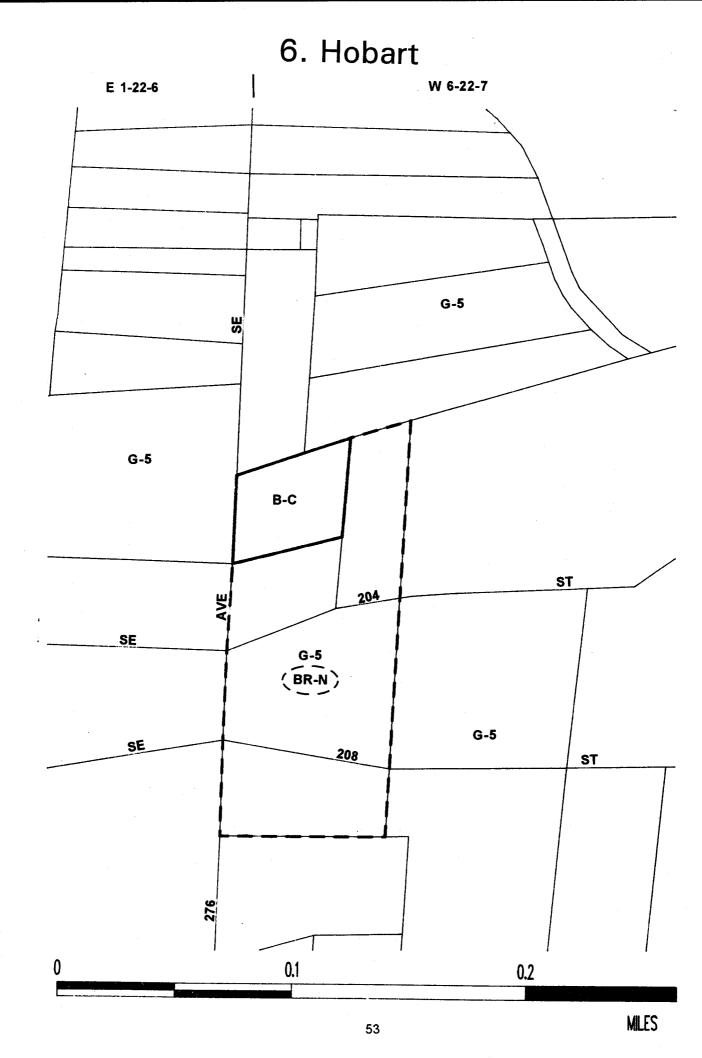
Neighborhood-scale mixed use zoning at this location is consistent with Tahoma/Raven Heights Communities Plan policies T/RH #15, T/RH #21 and T/RH #22:

- T/RH #15 Mixed-use development should be allowed in all commercial areas where such uses are compatible with existing development.
- T/RH #21 Neighborhood-scale centers should be located at recognized focal points which are historically associated with the surrounding community, where sufficient separation from other centers will help to avoid future strip development, and where public services and facilities are adequate to serve the anticipated level of development.
- T/RH #22 Lake Sawyer, Hobart, Ravensdale, and the North Cedar Grove Road shopping area should be designated as neighborhood-scaled centers and identified for an appropriate level of expansion.

#### **BC**, Community Business

This zoning applies a community business designation at this location.

Please see page 29 for discussion of requests to activate potential commercial zones.



#### Ravensdale

The adopted zoning for Ravensdale is shown on the next page. Single family residential zoning at rural density is consistent with Tahoma/Raven Heights Communities Plan policies T/RH #11 and T/RH #29:

- T/RH #11 The Hobart Plateau and the southeast portion of the planning area should be designated as long-term rural areas in order to retain a community character consistent with the existing level of development and services. Such areas should be recognized as inappropriate for an urban/suburban level of services and residential densities should not exceed one dwelling unit per five acres. Rural lot clustering is allowed.
- T/RH #29 In order to support the sustained production of forest products, land currently managed for such production should be designated with a forestry zone classification.

#### G-5, General, one home per five acres

This zoning implements the long term rural land use designation. Those properties not currently being managed for forestry have also been designated rural.

Neighborhood-scale mixed use zoning at this location is consistent with Tahoma/Raven Heights Communities Plan policies T/RH #15, T/RH #21 and T/RH #22.

- T/RH #15 Mixed-use development should be allowed in all commercial areas where such uses are compatible with existing development.
- T/RH #21 Neighborhood-scale centers should be located at recognized focal points which are historically associated with the surrounding community, where sufficient separation from other centers will help to avoid future strip development, and where public services and facilities are adequate to serve the anticipated level of development.
- T/RH #22 Lake Sawyer, Hobart, Ravensdale, and the North Cedar Grove Road shopping area should be designated as neighborhood-scaled centers and identified for an appropriate level of expansion.

#### BR-N-P, Mixed Business-Residential Neighborhood Scale

This zoning implements the neighborhood-scale mixed-use designation and establishes the following "P"-suffix (Site Plan Approval) conditions:

- As development occurs, all properties adjoining SR-516, 276th Ave. SE and the Black Diamond-Ravensdale Road should dedicate sufficient right-of-way to meet County road standards. The standard for SR-516, a major arterial, is 50 ft from the center line. The standard for 276th Ave. SE and the Black Diamond-Ravensdale Road, secondary arterials, is 42 ft from the center line.
- To minimize the impacts of new development on SR-516, driveways should be located to allow joint access whenever possible. This access should be consistent with a circulation plan that is acceptable to the King County Department of Public Works and the State Department of Transportation.

#### CG (Potential BR-N), General Commercial (potential Mixed Business-Residential Neighborhood Scale)

This zoning provides for future expansion of neighborhood-scale mixed use activities at this location. If the potential zone is activated, consolidation of access points and dedication of right-of-way should be

required as conditions of approval. The purpose of the potential zone is to allow mixed-use development at the option of the property owner.

Professional offices and multifamily residences at this location are consistent with Tahoma/Raven Heights Communities Plan policies T/RH #3 and T/RH #14:

- T/RH #3 Multifamily development at densities greater than 6 dwelling units per acre should be located only where a full range of urban/suburban services are available and where such development is identified by the plan.
- T/RH #14 Office uses which generate high traffic flows and which benefit from nearby commercial activities should be located at the designated community & neighborhood-scaled centers.

RM 900-P (Potential BR-N), Maximum Density Multiple-Dwelling (potential Mixed Business-Residential Neighborhood Scale)

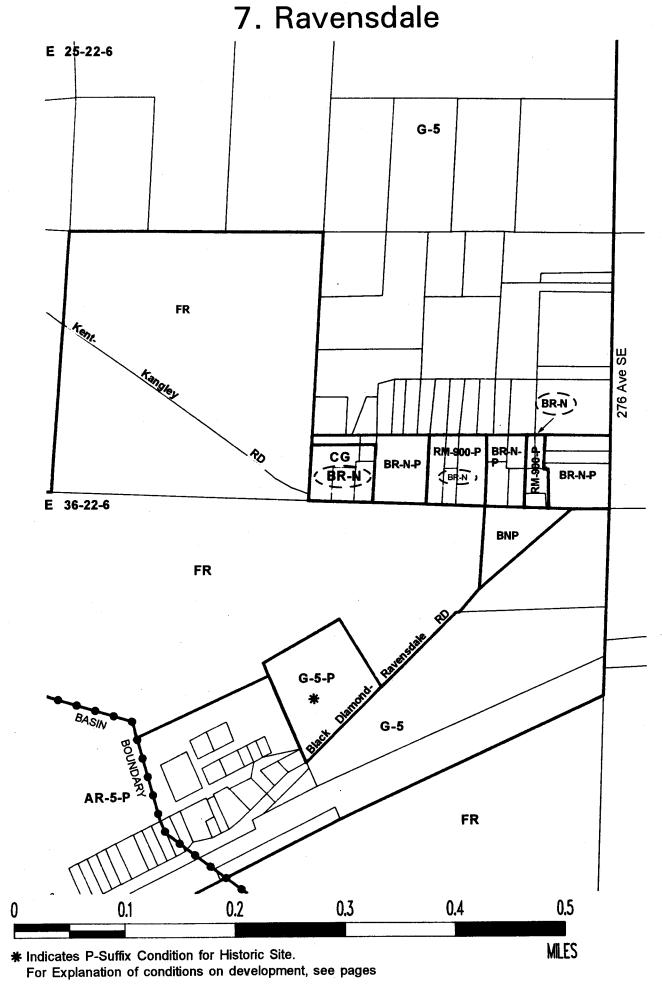
This zoning provides for future expansion of mixed-use activities at this location and also establishes the following "P"-suffix (Site Plan Approval) conditions:

- While this zoning recognizes the existing mobile home development, any future multifamily development is limited to 18 dwelling units per acre.
- As development occurs, all properties adjoining SR-516 should dedicate sufficient right-of-way to meet County road standards. The standard for SR-516, a major arterial, is 50 ft from the center line.
- To minimize the impacts of new development on SR-516, driveways should be located so that access can be consolidated whenever possible.

The purpose of the potential zone is to allow mixed-use development at the option of the property owner.

#### **Single-Family Zoned Properties**

For an explanation of the surrounding zoning, please see the Area Zoning maps and Tahoma/Raven Heights Communities Plan Amendment Section.



### Lake Sawyer

The Lake Sawyer area is located within the Tahoma/Raven Heights Communities Plan Amendment study area and is subject to the Soos Creek Basin site development P-suffix conditions. The Lake Sawyer community was also included in the amended sewer Local Service Area (LSA) as part of the adopted changes through the Tahoma/Raven Heights Communities Plan Amendment. The adopted zoning for Lake Sawyer is shown on the following page. The single family residential zoning is consistent with Tahoma/Raven Heights Communities Plan policy T/RH #9:

T/RH #9 Densities which require a broad range of public services and facilities but do not make efficient use of those services should be discouraged. Plan designations for one acre lot development should be limited to the Mirrormont area and the area between SR 516 and the Covington Sawyer Road, where extensive one acre lot development already exists.

For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### SE-P, Suburban Estates

This zoning recognizes the existing pattern of one acre lot development between SR-516 and the Covington-Sawyer Road.

### GR-2.5-P, Growth Reserve one home per 2.5 acres

This zoning recognizes the need for urban services in this area but limits density to one home per 2.5 acres with the following "P-suffix (Site Plan approval) conditions.

- The reserve tract created through subdivisions or short subdivision shall not be further subdivided while subject to the GR Classification; and
- Parcels containing two acres or more but less than five acres shall not be subdividable to create additional lots.

Neighborhood-scale mixed use zoning at this location is consistent with Tahoma/Raven Heights Communities Plan policies T/RH #15, T/RH #21 and T/RH #22:

- T/RH #15 Mixed-use development should be allowed in all commercial areas where such uses are compatible with existing development.
- T/RH #21 Neighborhood-scale centers should be located at recognized focal points which are historically associated with the surrounding community, where sufficient separation from other centers will help to avoid future strip development, and where public services and facilities are adequate to serve the anticipated level of development.
- T/RH #22 Lake Sawyer, Hobart, Ravensdale, and the North Cedar Grove Road shopping area should be designated as neighborhood-scaled centers and identified for an appropriate level of expansion.

#### BR-N-P, Mixed Business-Residential Neighborhood Scale

This zoning implements the neighborhood-scale mixed-use designation and establishes the following "P"-suffix (Site Plan Approval) condition:

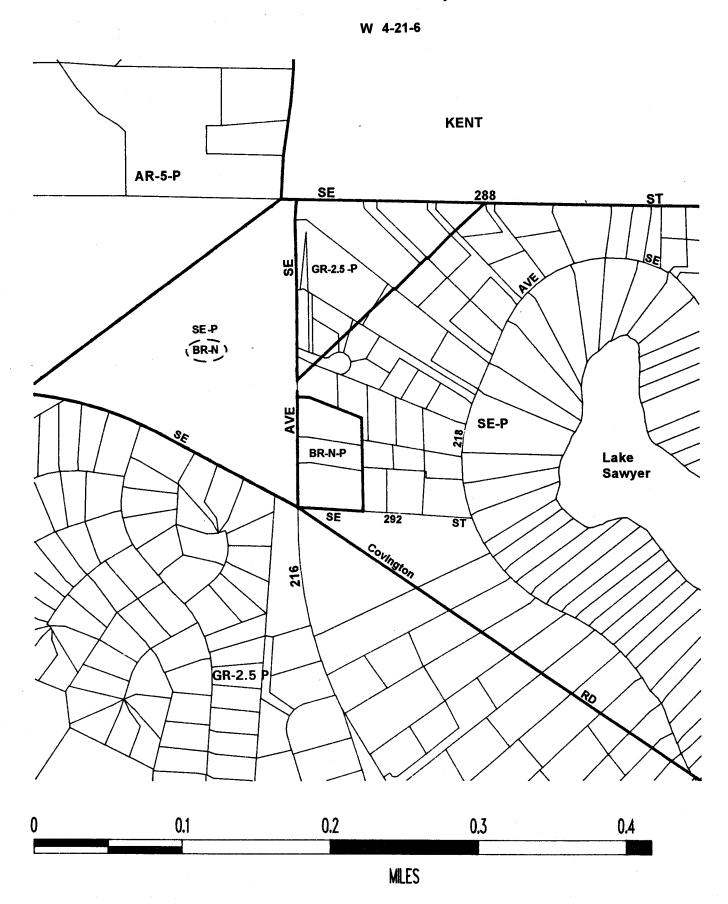
 As new development occurs, properties adjoining 216th Ave. SE should dedicate sufficient right-ofway to meet County road standards. The standard for 216th Ave. SE, a secondary arterial, is 42 ft from the centerline.

## SE (potential BR-N), Suburban Estates (potential Mixed Business-Residential Neighborhood Scale)

This zoning recognizes the existing pattern of one acre lots in the area and also allows for future neighborhood-scale mixed-use development at this location.

Please see page 29 for discussion of requests to activate potential commercial zones.

# 8. Lake Sawyer



## **Resource Areas**

Currently more that 60% of Tahoma/Raven Heights (including public watersheds) is managed for agricultural, forestry, or extractive industrial use. Resource management is considered to be one of the highest and best uses within the planning area and it contributes significantly to the rural atmosphere throughout the County. Forestry-Recreation (F-R), Forest Resource (F) and Quarrying-Mining (QM) zoning designations are used in these resource areas based on the policies listed below:

Forestry is important to the planning area because it is a renewable sustained production industry. It also provides large undeveloped areas which offer visual diversity and recreational opportunities.

#### F-R, Forestry-Recreation

All of the land zoned for forestry is located in the Hobart Plateau and Southeast Subareas. The Forestry-Recreation zone is predominantly used in these areas to implement Tahoma/Raven Heights Communities Plan policy T/RH #29:

T/RH #29 In order to support the sustained production of forest products, land currently managed for such production should be designated with a forestry zone classification.

This policy is consistent with the purpose of the Forestry-Recreation (F-R) zone allowing "... the development of forest land for the sustained production of forest products and the development of compatible uses such as recreation (K.C.C. 21.38.010)."

#### F, Forest Resource

This zoning was applied to land within the Tahoma/Raven Heights Communities Plan Amendment study area designated by the 1985 Comprehensive Plan as Forest Production District. This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management. The Forest Resource zone is also consistent with Tahoma/Raven Heights Communities Plan policy T/RH #29.

#### QM, Quarrying-Mining

The purpose of this zoning is to provide existing quarry operations adequate room to efficiently extract the material from the site and to provide adequate buffers against surrounding rural residential areas. Quarry-Mining sites are found at scattered locations throughout the planning area. The Quarrying-Mining zone designation implements Tahoma/Raven Heights Communities Plan policy T/RH #35A:

T/RH #35A In order to support the continued production of extractive materials, lands currently managed for such production should be designated with a Quarrying and Mining (Q-M) zone classification. Such lands are defined as properties where active Quarrying and Mining operations are already present and authorized by King County, unclassified use permits, or previously approved Q-M zones. Legal non-conforming operations should continue to be regulated through the county grading permit process. Any expansion of such operations should be subject to the issuance of an unclassified use permit or appropriate reclassification. The Building and Land Development Division may attach additional operating conditions for Q-M zones, unclassified use permits, and legal non-confirming operations through the grading permit process.

Like other resource land activities, extractive industries make an important contribution to both the regional economy and local employment base. Extractive industries are also viewed by many as an

element of the area's historic and rural character. In recent decades, the sand-gravel and bulk-fill industry have been the primary industries in the area. Some studies have indicated however, that the numerous coal deposits in the area may become economically viable to extract. Thus, coal mining may once again have as important a role in the future as it did historically.

## **Rural Residential Areas**

The King County Comprehensive Plan designates much of the planning area as Rural. The Rural Residential policies reflect a long-term commitment to maintaining low residential densities. Currently within this area, public services and facilities are either at rural levels or are non-existent. Even beyond the next 10 years, development of services at an urban/suburban level are neither likely nor desirable. The Tahoma/Raven Heights Communities Plan and Area Zoning implement this rural designation in the following ways:

#### G-5, General, one home per five acres

Most of the Hobart Plateau, Southeast subarea, and the southern part of the Shadow Lake Plateau is designated as Rural. Rural residential zoning of one home per five acres is used in these rural residential areas. This zoning implements Tahoma/Raven Heights Communities Plan policies T/RH #10B and T/RH #11:

- T/RH #10B The portion of the Shadow Lake Plateau south of Petrovitsky road should be designated long-term rural in order to retain a community character consistent with the existing level of development and services. This area should be recognized as inappropriate for an urban/suburban level of services and residential densities should not exceed one dwelling unit per five acres. Rural lot clustering is allowed.
- T/RH #11 The Hobart Plateau and the Southeast portion of the planning area should be designated as long-term rural areas in order to retain a community character consistent with the existing level of development and services. Such areas should be recognized as inappropriate for an urban/suburban level of services and residential densities should not exceed one dwelling unit per five acres. Rural lot clustering is allowed.

#### AR-5-P, Rural Residential

This zoning implements the Soos Creek Basin Plan recommendation for rural densities, one home per five acres along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment study area. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## Urban/Suburban Residential Areas

The King County Comprehensive Plan designates portions of the West Central, Shadow Lake Plateau, Lake Morton and all of East Maple Valley as Urban-Suburban and encourages higher density single family development where there are adequate public services. The Urban/Suburban Residential policies promote the coordination of residential development with service area expansion. The Tahoma/Raven Heights Communities Plan and Area Zoning implement the Urban/Suburban residential designations in the following ways:

RS-7200, RS-7200-P, RS-9600, RS-9600-P, RS-15,000 (Residential Single Family), and SR-7200, SR-7200-P, SR-9600 and SR-9600-P, (Suburban Residential)

A density of 3-6 homes per acre is encouraged within the sewered portion of the planning area. This zoning implements Tahoma/Raven Heights Communities Plan policies T/RH #2, T/RH #7 and T/RH #8:

- T/RH #2 Residential development should make efficient use of available services in order to avoid unnecessary service expansions. Therefore, densities should average 3 or more dwelling units per acre within the fully served portions of designated urban/suburban areas.
- T/RH #7 Single-family development at densities of 3 to 6 dwelling units per acre should be located within those portions of the sewered urban/suburban areas which are not designated for multifamily development.
- T/RH #8 Within the proposed high density single family areas, small scale intensive agricultural pursuits or similar semi-rural land uses should continue to be allowed prior to actual residential development so that an orderly transition to urban/suburban densities can be provided.

For an explanation of the applicable Soos Creek Basin Plan P-suffix conditions see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### SE and SE-P, Suburban Estates

A density of one home per acre is applied to specific areas in the planning area. These densities can be found predominantly in the West Central Subarea and in portions of the East Maple Valley Subarea. There is also SE zoning around Mirromont and Lake No. 12 in the Southeast Subarea. This zoning implements Tahoma/Raven Heights Communities Plan policy T/RH #9:

T/RH #9 Densities which require a broad range of public services and facilities but do not make efficient use of those services should be discouraged. Plan designations for one-acre lot development should be limited to the Mirrormont area and the area between SR 516 and the Covington-Sawyer Road, where extensive one-acre lot development already exists.

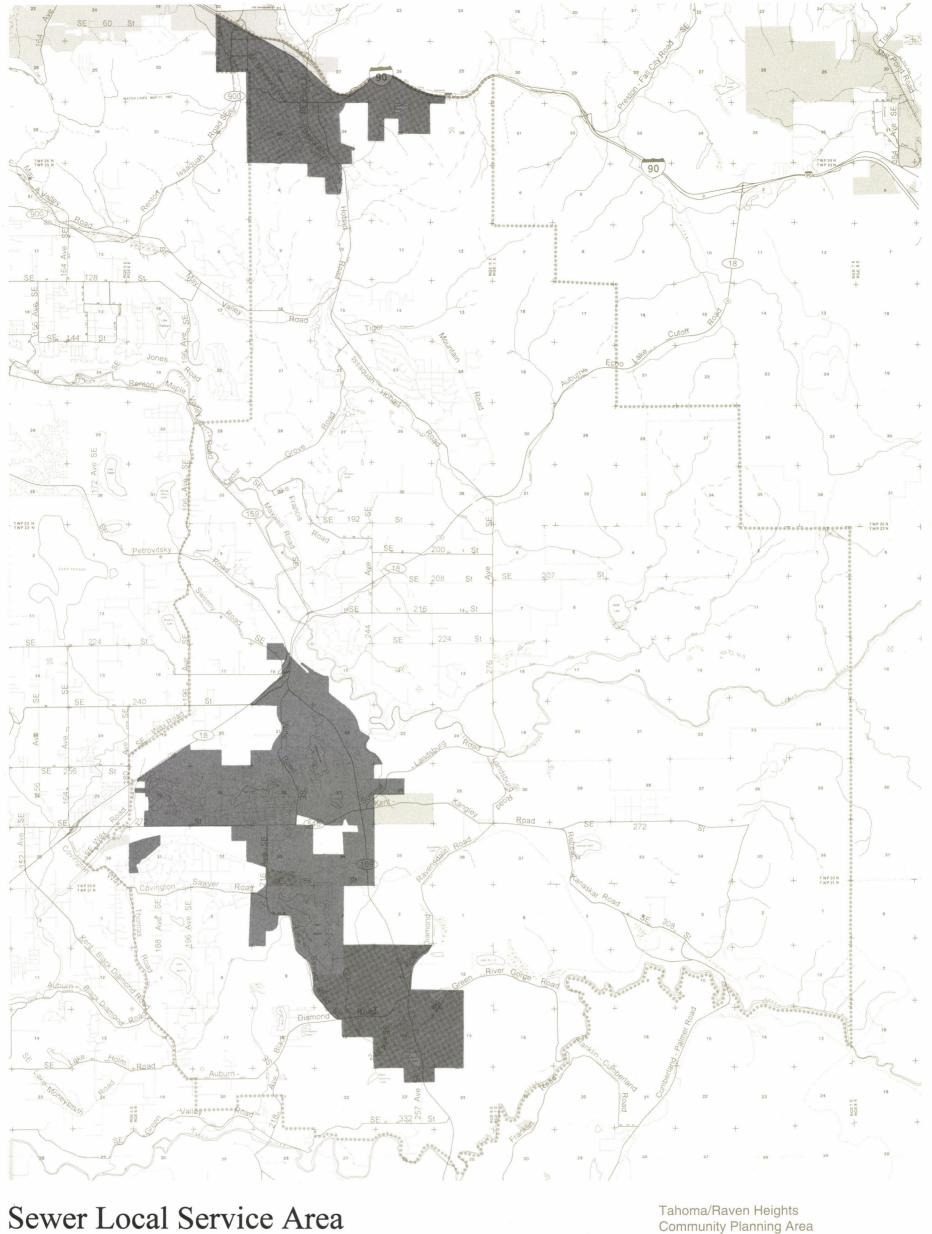
For an explanation of applicable Soos Creek Basin Plan P-suffix conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

GR-5, and GR-5-P, Growth Reserve-Five Acres, S-C, Suburban Cluster, GR-2.5 Growth Reserve-one home per 2.5 acres

The growth reserve concept is used to provide land near urban/suburban areas for future development needs. Densities of one home per acre, one home per five acres and one home per two and one half acres can be found in portions of the Lake Morton Subarea, East Maple Valley Subarea, West Central Subarea and The Shadow Lake Subarea. This zoning implements Tahoma/Raven Heights Communities Plan policies T/RH #10 and T/RH #10A:

T/RH #10 To reserve land for future urban/suburban development, the Lake Morton and East Maple Valley subareas should be designated for a range of densities: 1 unit per acre, 1 unit per 2.5 acres and 1 unit per 5 acres. Lot clustering should be encouraged where existing parcels make it feasible and where the anticipated level of public services makes future conversion to higher densities most appropriate.

This policy recommends lot clustering where a higher level of urban services (relative to other reserve areas) is anticipated and where a predominance of large parcels will make best use of lot clustering.



Tahoma/Raven Heights Community Planning Area King County Planning and Community Development Division 1993

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T/RH #10A To reserve land for future urban/suburban development, the portion of the Shadow Lake Plateau North of Petrovitsky Road should be designated for overall densities of one dwelling unit per 2.5 acres. Lot clustering should be encouraged where existing parcels make it feasible and where the anticipated level of public services makes future conversion to higher densities most appropriate.

#### GR 2.5-P, Growth Reserve-one home per 2.5 acres

This zoning recognizes the need for urban services in this area but limits density to one home per 2.5 acres with the following P-suffix (Site Plan approval) conditions.

- The reserve tract created through subdivision or short subdivision shall not be further subdivided while subject to the GR Classification; and
- Parcels containing two acres or more but less than five acres shall not be subdividable to create additional lots.

#### RMHP, Residential Home Park

This zoning provides a park like environment for families residing in mobile homes found at scattered locations throughout the planning area.

For an explanation of the applicable Soos Creek Basin Plan P-suffix conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### **Sewer Service**

King County established the maximum area which can be served by public sewer by designating the sewer Local Service Area (LSA). The LSA matches the area in Tahoma/Raven Heights zoned for urban uses, and was amended through Ordinance #10200 adopting the Tahoma/Raven Heights Communities Plan Amendment to exclude areas redesignated to Rural and to include the Lake Sawyer Community as shown on the LSA map.

The following new utilities policy was adopted through the T/RH Plan Amendment.

T/RH #54A. Comprehensive Plan Policy F-305 and the Sewerage General Plan recognize that there may be situations in which sewer facilities need to be located in rural areas for purposes of providing sewer service to urban areas. Sewer facilities such as pump stations, force mains and trunk lines which do not provide connections to rural areas may be located in rural areas if the Utilities Technical Review Committee determines that such location is technically necessary, provided that those facilities do not provide sewer service outside of local service areas. The UTRC is directed to authorize the location of such facilities in rural areas if the criteria set out herein are met.

### **Historic Sites**

In April 1980, the County adopted the Landmark Preservation Ordinance. It established a Landmark Commission and criteria for designating historic sites as County or community landmarks and provided guidelines for protecting designated landmarks. The guidelines require a certificate of appropriateness procedure for any alteration or demolition of a landmark. (See Appendix C for criteria for designation of landmarks from Landmarks Preservation Ordinance - KCC 20.62)

Prior to the Landmark Preservation Ordinance, King County Ordinance 2991, Heritage Sites As Open Space was adopted. It directs the Planning and Community Development Division to list heritage sites of known or potential historical significance within a planning area during the community planning process. The inventory for Tahoma/Raven Heights was conducted by the Office of Historic Preservation, in cooperation with the Planning and Community Development Division, as part of a countywide survey. Several Citizen Advisory Committee members familiar with the area's history and the Maple Valley and Black Diamond Historical Societies reviewed the inventory. Additional sites were added and the list was refined by Citizen Advisory Committee members. An updated list reflecting sites lost to attrition or redevelopment is included at the end of this section.

- T/RH #37 The preservation, restoration, and adaptive use of historic sites should be encouraged in order to maintain the character of existing communities and to preserve tangible reminders of the area's history.
- T/RH #38 Encourage the preservation of historic sites which meet the criteria for the state or national register of historic places or the criteria for County landmarks by making land use and zoning designations compatible with the site's historic character.

The Tahoma/Raven Heights Communities Plan implements these policies with "P"-suffix conditions, which require site plan approval before issuing building permits for the properties listed below. The requirement for site plan approval recognizes that development on a designated property may require special conditions to protect the public interest (KCC 21.46.170). In this case, the "P"-suffix requires that any development on designated Tahoma/Raven Heights Historic Sites be consistent with KCC 20.62, Landmarks Preservation Policy and KCC 20.12.030, Heritage Sites as Open Space.

The following is a list of Tahoma/Raven Heights Historical Sites. This revised Tahoma/Raven Heights Area Zoning document contains detailed maps of the developed portions of the planning area. The "P"-suffix designation appears on the detailed adopted Area Zoning maps and establishes the following conditions of site plan approval for properties containing historic structures:

- An environmental checklist should be prepared for all historic properties identified by a P-suffix. (Historic resources are considered environmentally sensitive and therefore are not categorically exempt from threshold determinations and environmental impact statement requirements of the State Environmental Policy Act.)
- 2. All permit applications and site plans shall be circulated to the County Historic Preservation Officer for comment on the impacts of the project on historic resources. This includes all permits for the following types of actions: alterations to the exterior of historic buildings, new construction on the same lot or adjacent lots under the same ownership or any other action requiring a permit which might affect the historic character of the site.
- 3. The Historic Preservation Officer may recommend approval, approval with conditions, or denial to the Director of the Department of Development and Environmental Services.
- 4. The Historic Preservation Officer may also propose that a site be considered for County land-marks designation according to procedures established in the Landmarks Ordinance (#4828). (The ordinance provides that, based upon a preliminary evaluation, sites which appear to meet the

criteria for designation shall be, for a period of up to six months, provided the same protection as if designated as a county landmark. A certificate of appropriateness would be required before making significant changes to the site. If the site is later designated as a County landmark, the certificate of appropriateness becomes a permanent requirement.)

This ranking indicates local priorities but does not necessarily reflect priorities for Landmarks Commission consideration for designation or protection. The Landmarks Commission must consider criteria of significance, physical integrity, geographic distribution and attrition rates in establishing its agendas.

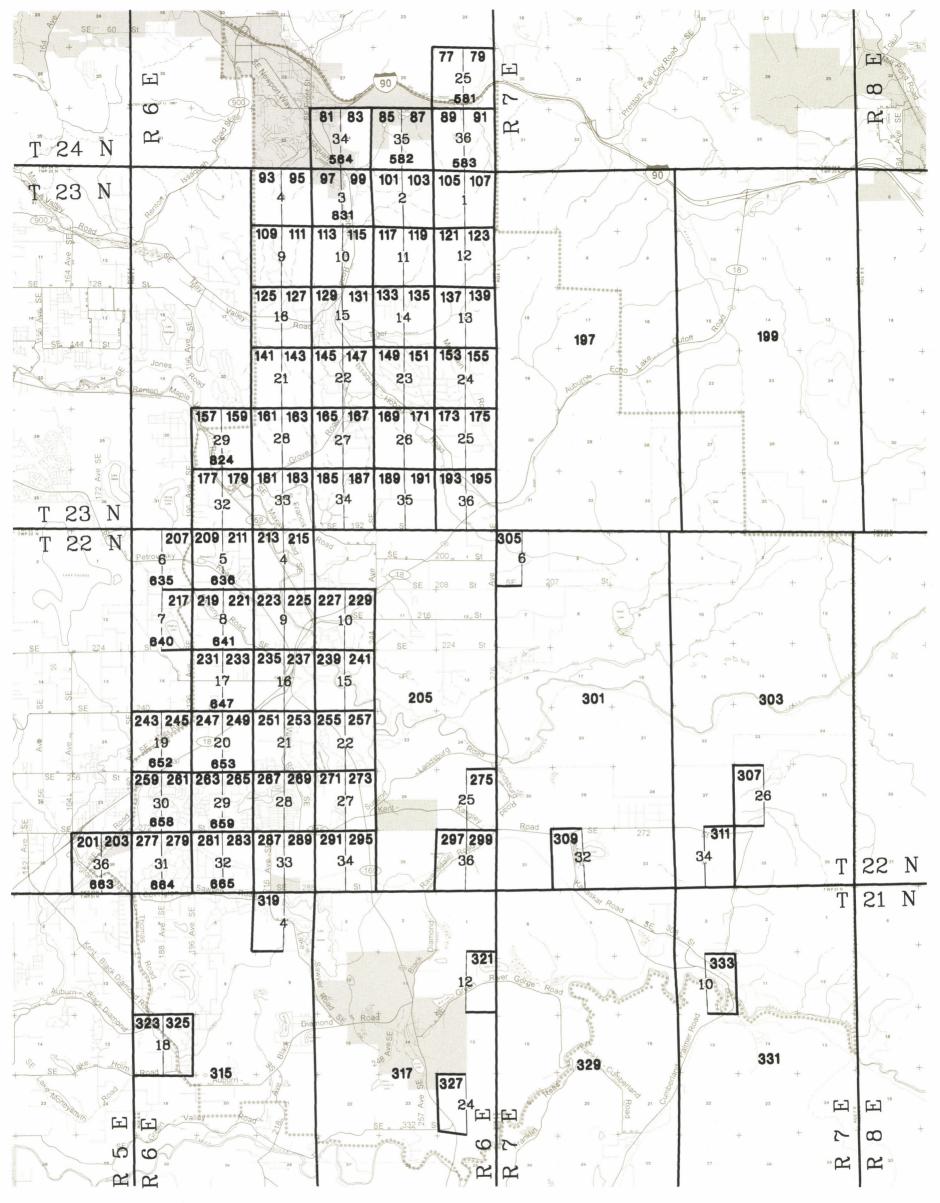
Name	Location	King County Survey File Number	Existing Structure
Maple Valley-Hobart Cemetery	South of SE 208th east of intersection 260th Ave. SE Maple Valley	0246	-
Cemetery near Selleck	*	*	*
Maple Valley Grade & High School	23000 SE 216th Maple Valley	0318	×
Gibbon's Store Maple Valley	22414 S. 218th Place	0326	×
Cemetery Marker Plot Marker Burial Plot	Between Sweeney Rd. & SE 216th St., Maple Valley	0247	, <del>-</del>
Lagesson Log Cabin Maple Valley	21420 204th SE	0320	x
Cemetery near Ravens- dale	Ravensdale	*	*
Cedar Grange Hall	22531 SE 218th Maple Valley	0240	×
Olaf Olson House King County Landmark	24206 SE 218th Maple Valley	0444	x
Lagesson Homestead King County Landmark	20202 SE 216th	0239	x
Franklin (Parson) Cemetery/Townsite	East of Black Diamond	0947	*
House	SE 216th St. behind Food Store in Maple Valley	*	*
Nelson House	23242 - 196th SE	*	*
Christen Petersen House	19603 Lk. Youngs Rd. SE Maple Valley	0353	x
Chapman House	25727 SE 224th	*	*
Kummer School	25511 SE Green Valley Rd Black Diamond	0003	x

Name	Location	King County Survey File Number	Existing Structure
Perry House	Baine Road	*	*
•	*	*	*
Old Trestle in Dorre Don	· · · · · · · · · · · · · · · · · · ·	•	•
Crosson School	20815 Sweeney Road SE Maple Valley	0352	<b>X</b>
Shaw's Grocery	SE 216th St. and 244th Ave. SE	*	*
Ecklund House	20822 SE 216th PI. Maple Valley	0325	x
Uren-Taggert House	21420 - 204th S E Maple Valley	0322	x
Selleck, Town of King County Landmark	S. 24 of T22N/R7E	0543	. <b>x</b>
Tahoma Jr. High School	24415 SE 216th Maple Valley	0653	×
Plamer House near	276th Ave. SE	*	*
Beauty Shop (old service station in Maple Valley)	SE 216th Way	*	*
Evans House	24604 SE 192nd	*	*
Ravensdale School	*	*	*
Peacock Farm	26602 208th Ave. SE	0891	×
Four Creek Farm Development	23124 May Valley Road Issaquah	0648	×
Green River Gorge District	Green River Gorge south of Black Diamond	0850	*

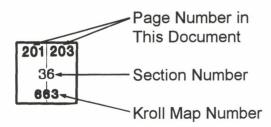
<sup>\*</sup> In the process of being surveyed.

x Historic structure existing

<sup>-</sup> Historic cemetery (no structures)



# Index to Area Zoning Maps

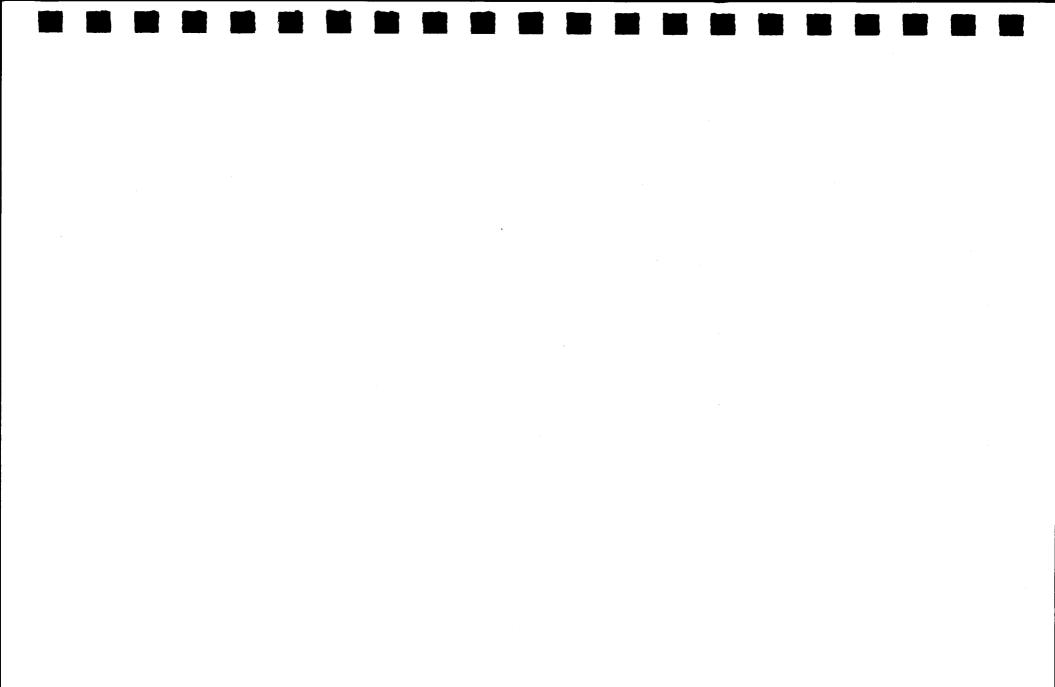


Tahoma/Raven Heights



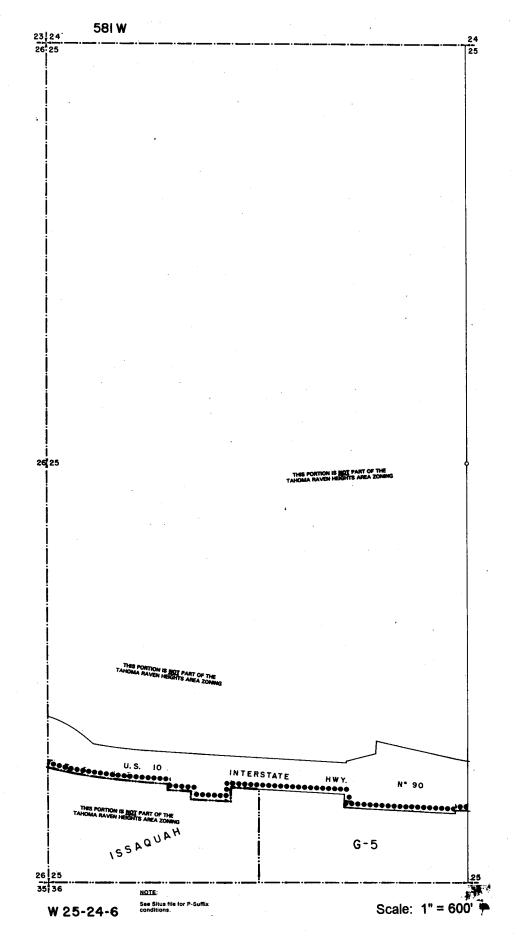
King County Planning and Community Development Division 1993



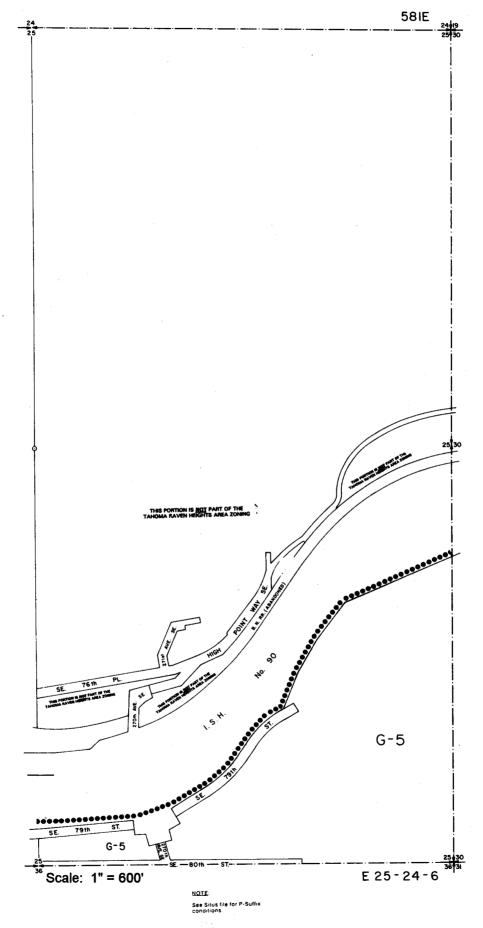


# **Adopted Area Zoning Maps**

This zoning is consistent with the existing character of development on the Hobart Plateau. Tahoma/Raven Heights Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.



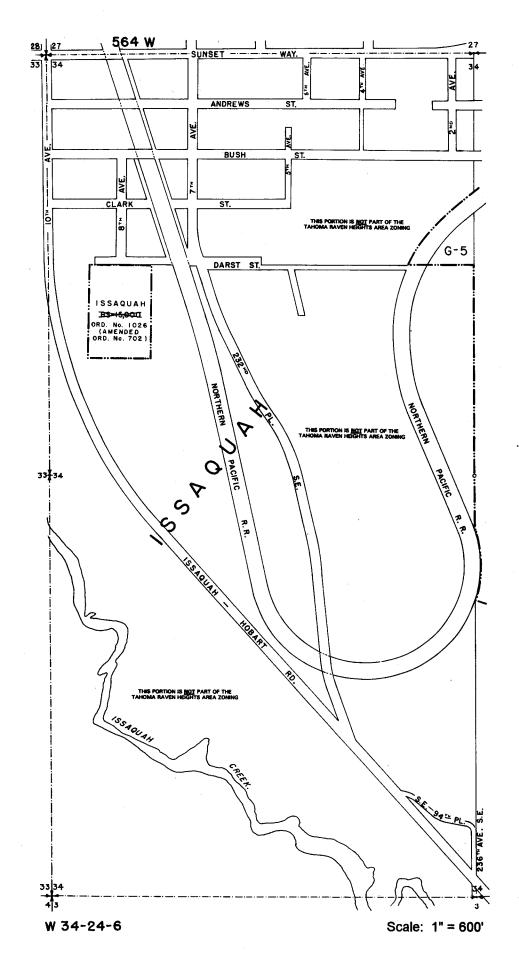
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#### W 34-24-6 564 W

# G-5, General, one home per five acres

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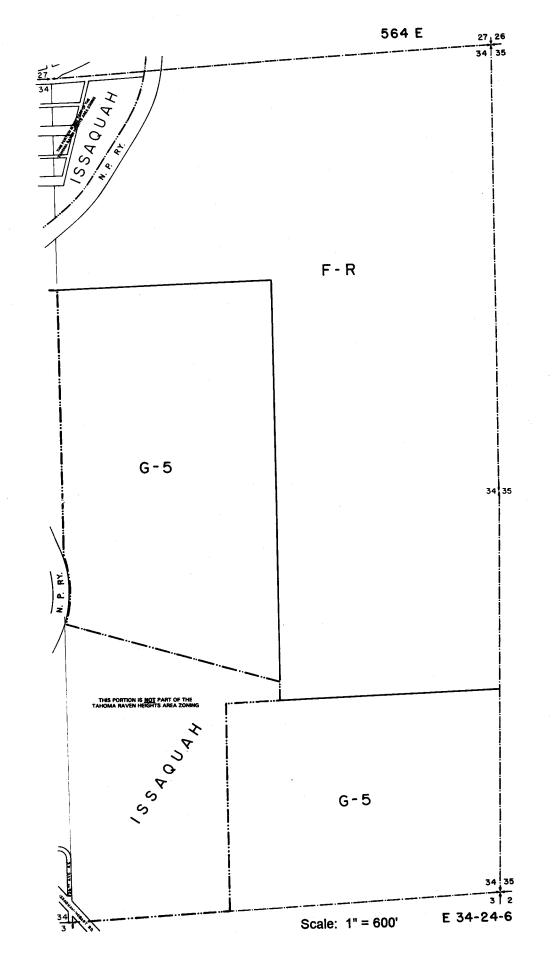


#### E 34-24-6 564 E

#### G-5, General, one home per five acres

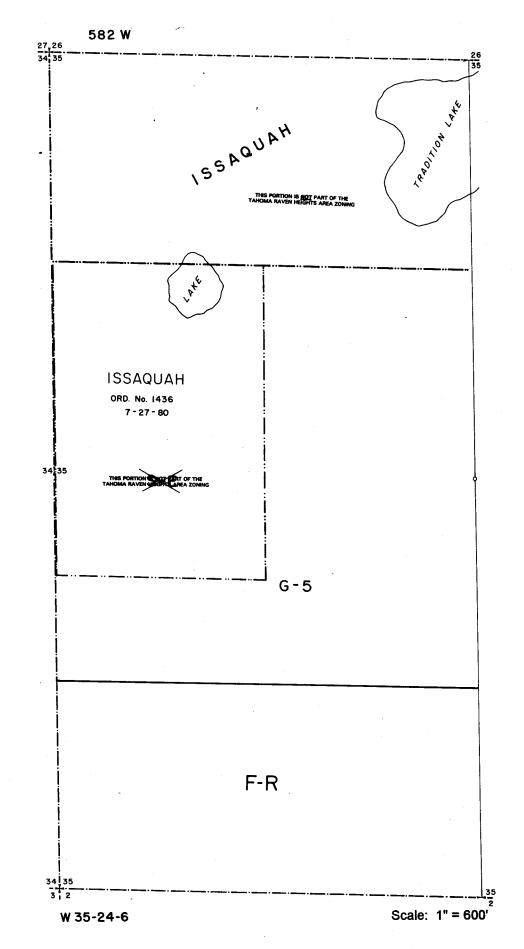
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#### F-R, Forest-Recreation



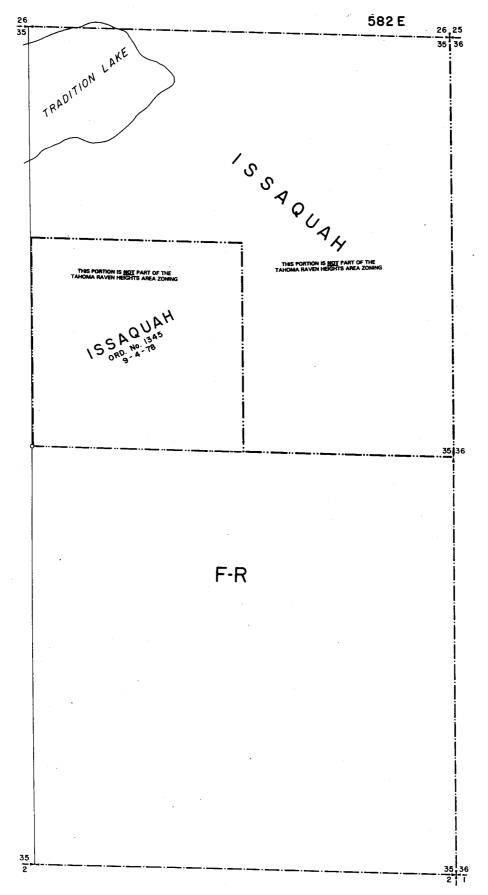
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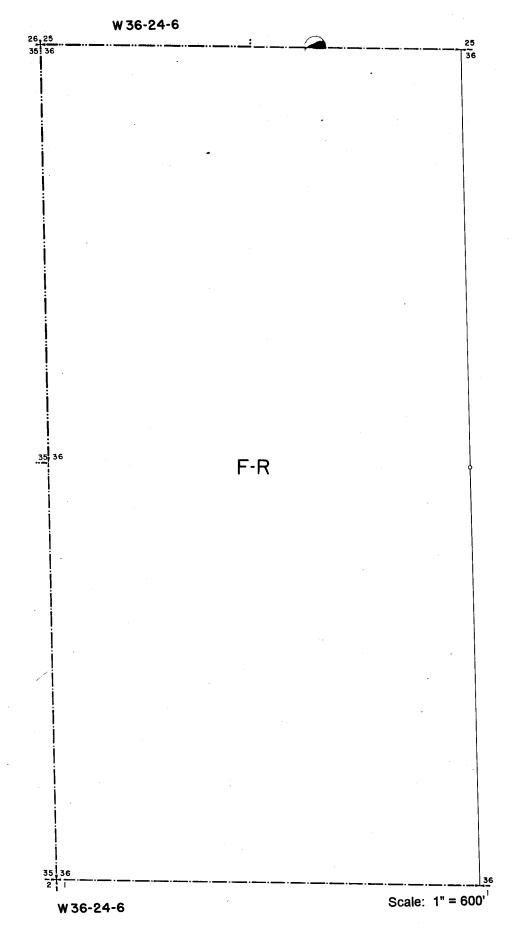


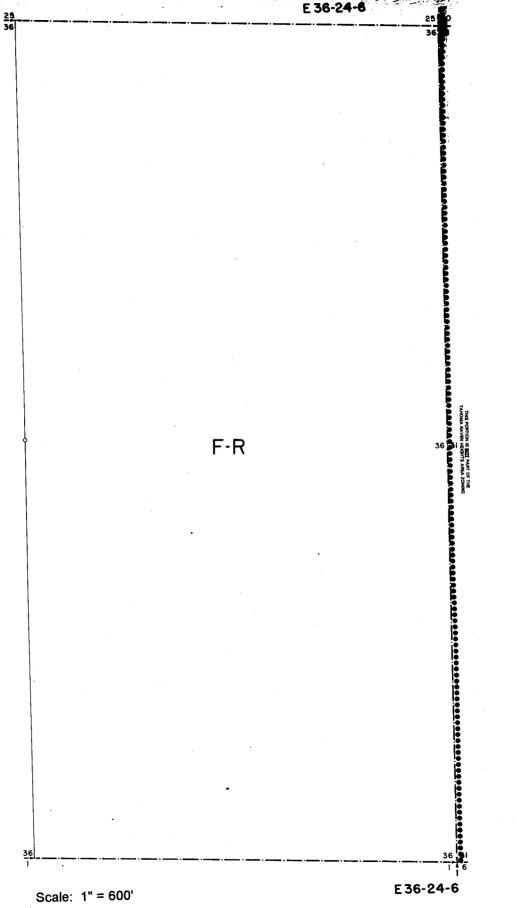
### E 35-24-6 582 E

#### F-R, Forest-Recreation

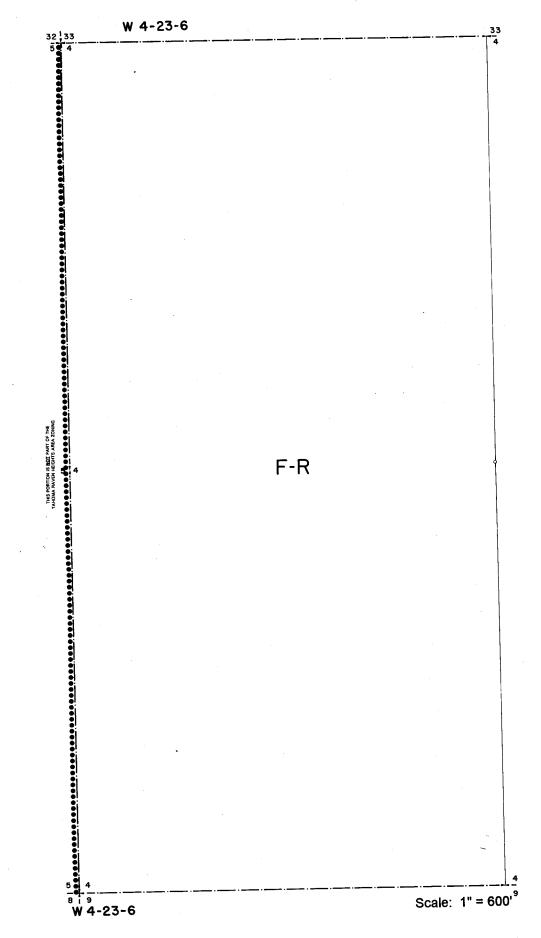


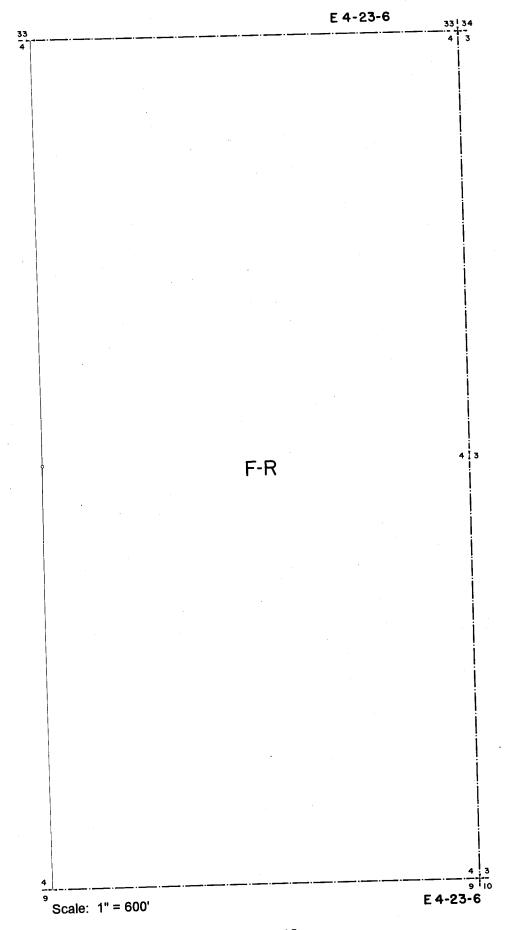
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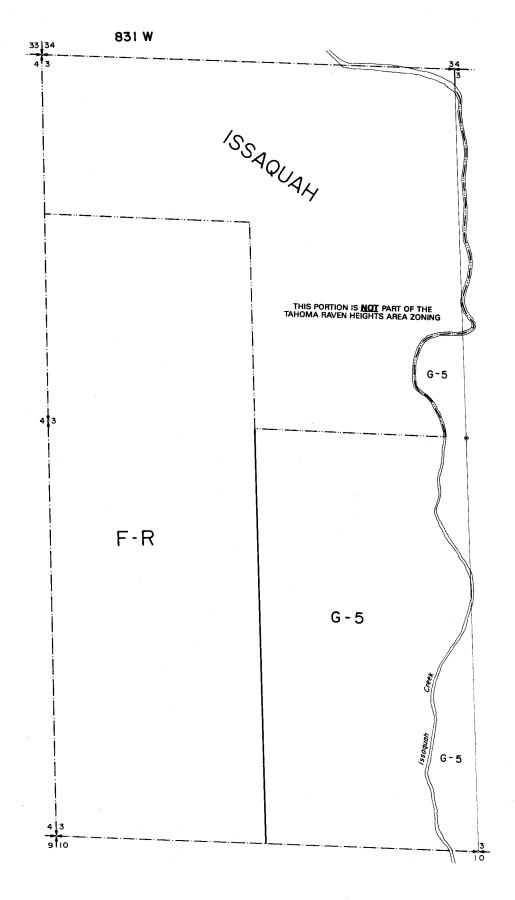
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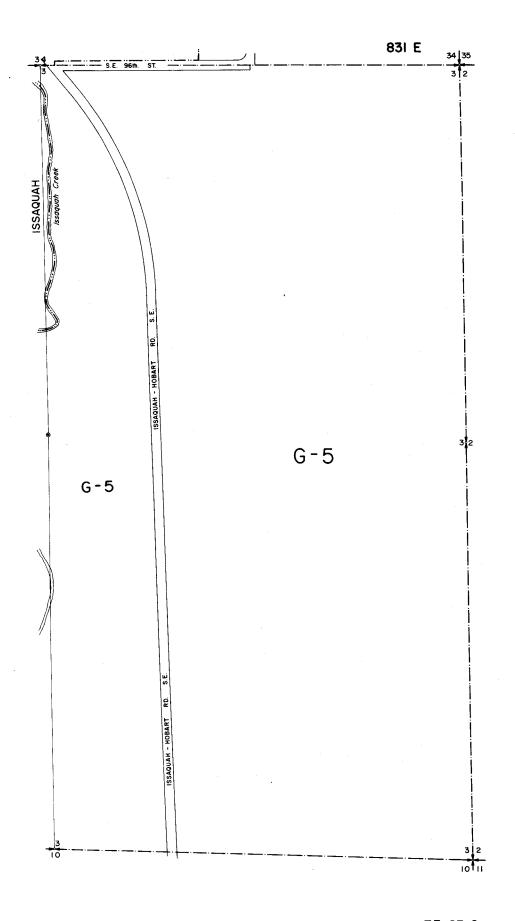
#### F-R, Forest-Recreation



W3-23-6

Scale: 1" = 600'

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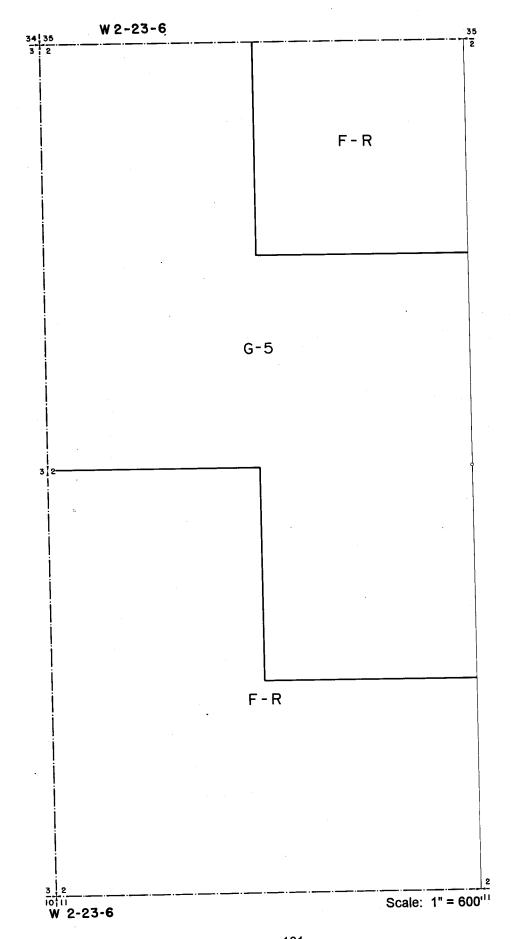


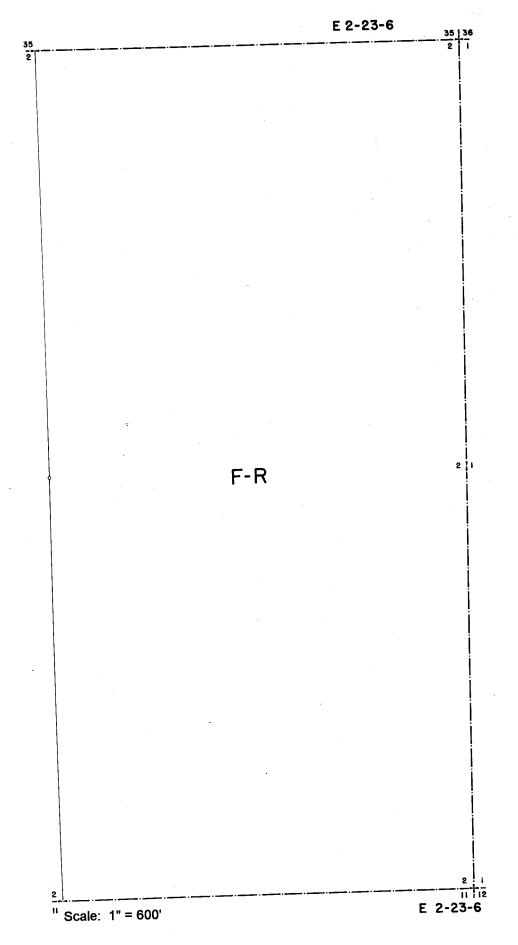
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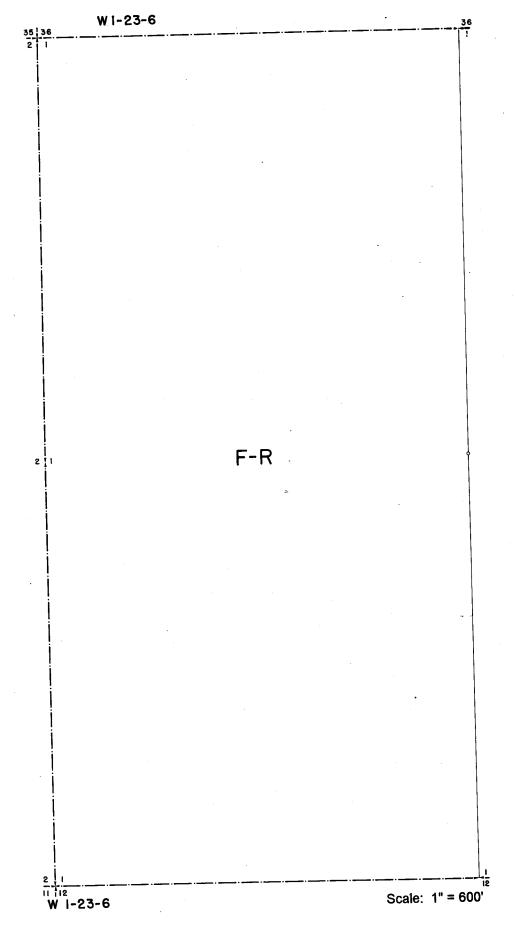
E3-23-6

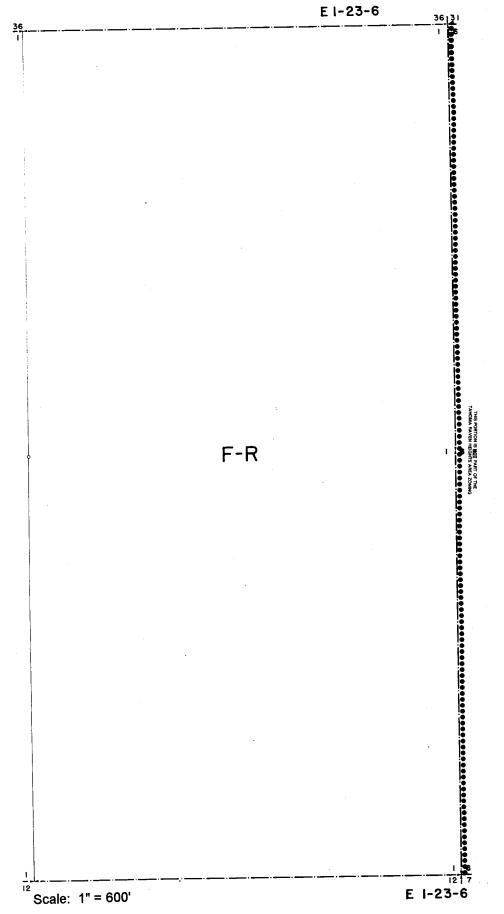
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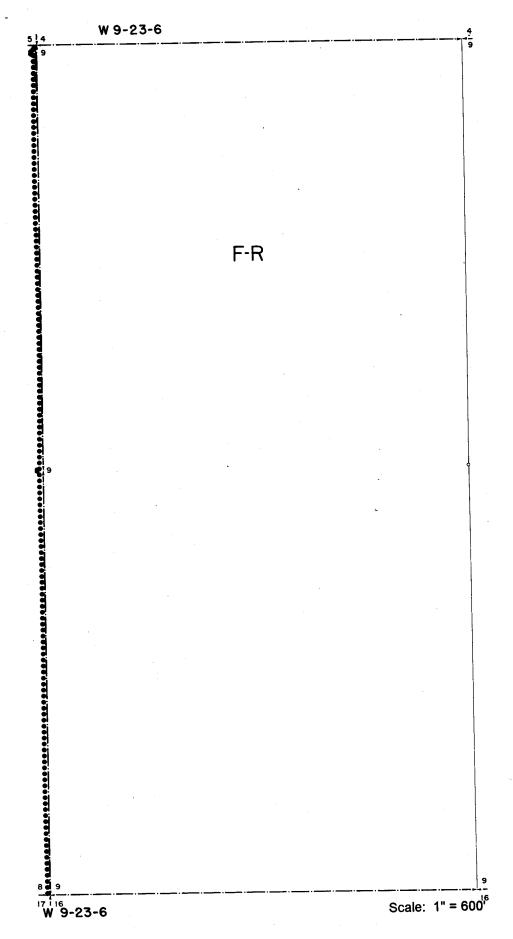
#### F-R, Forest-Recreation

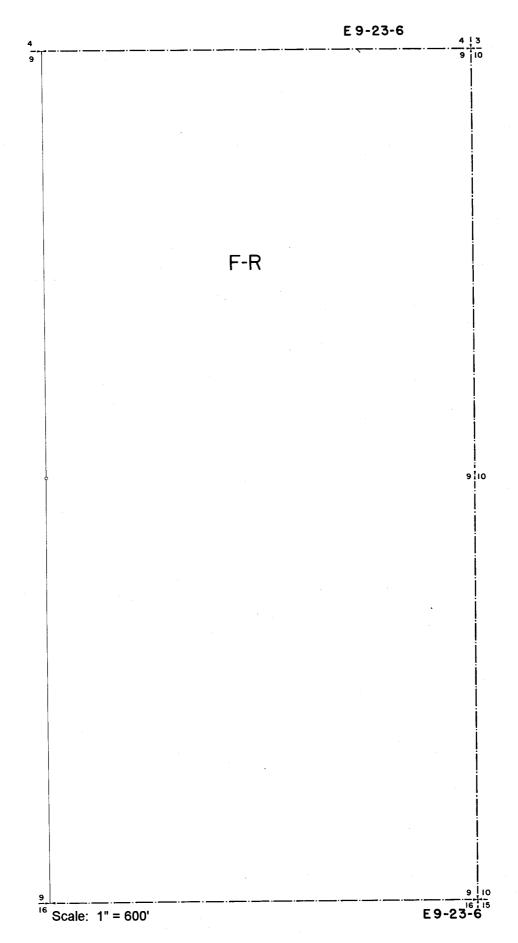




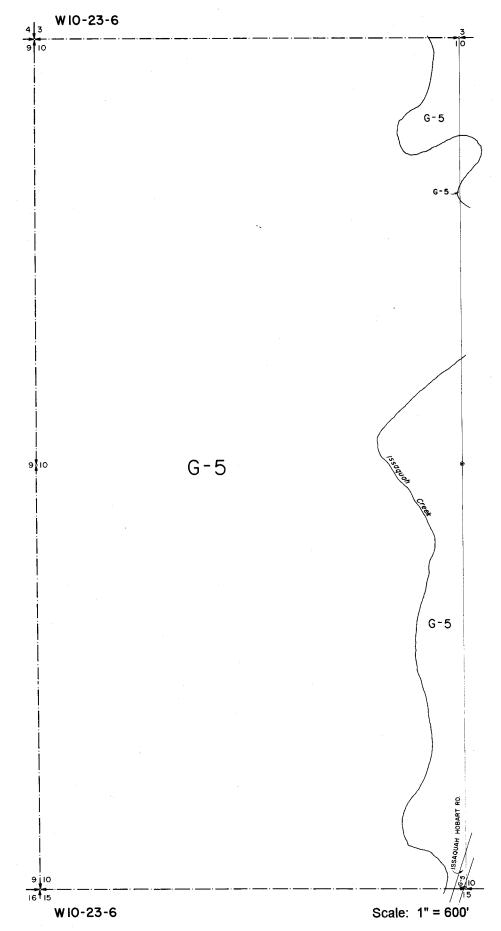








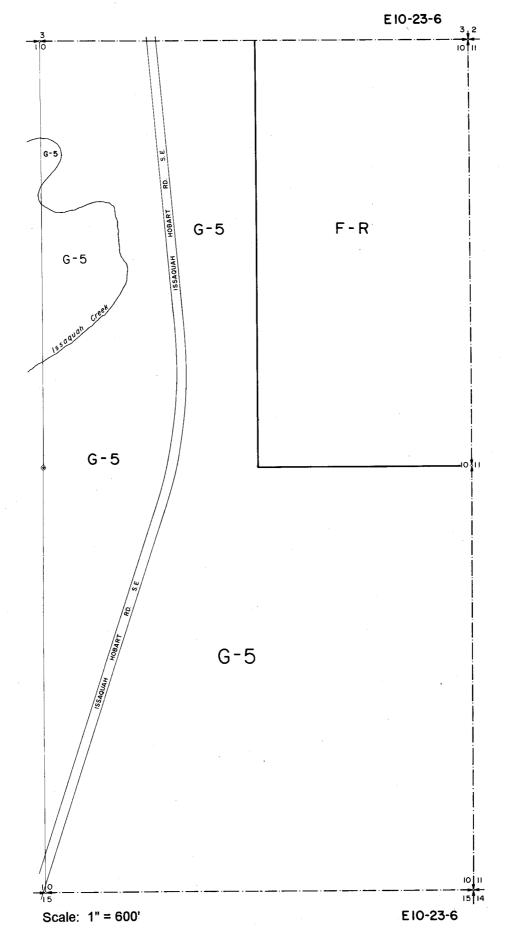
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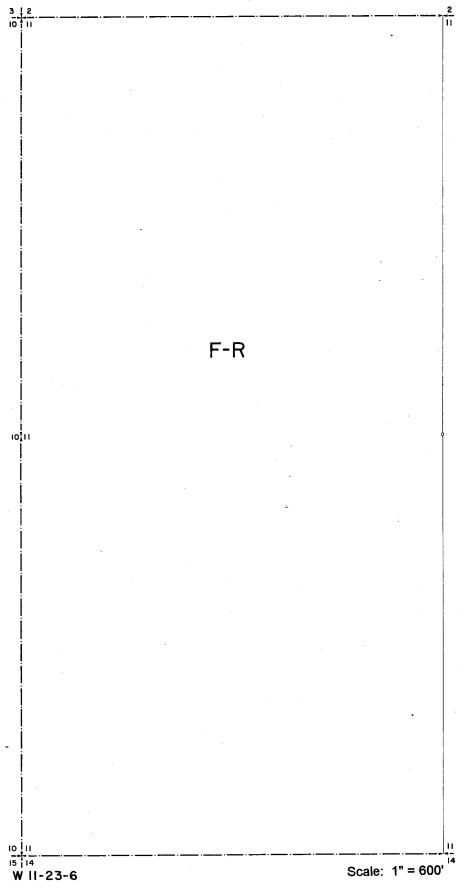
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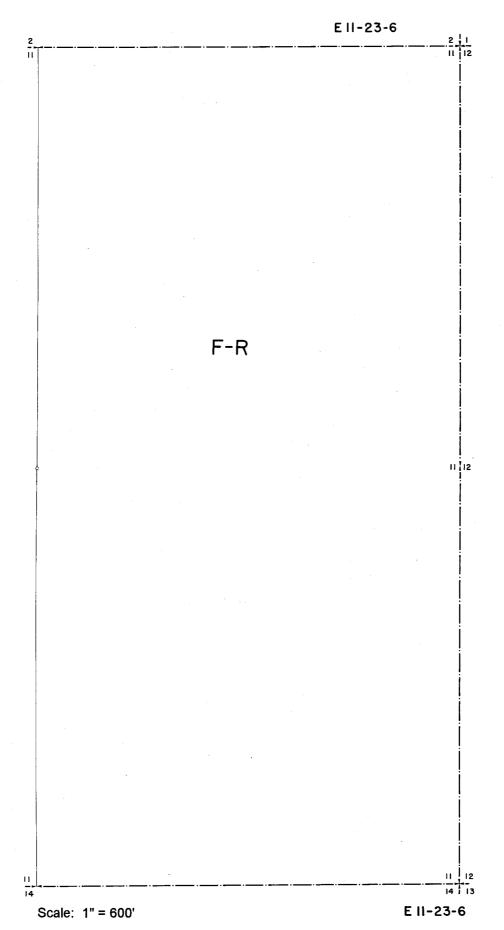
This zoning is also consistent with T/RH Communities Plan Policy #29 which calls for applying the F-R zone only to parcels currently managed for timber production.

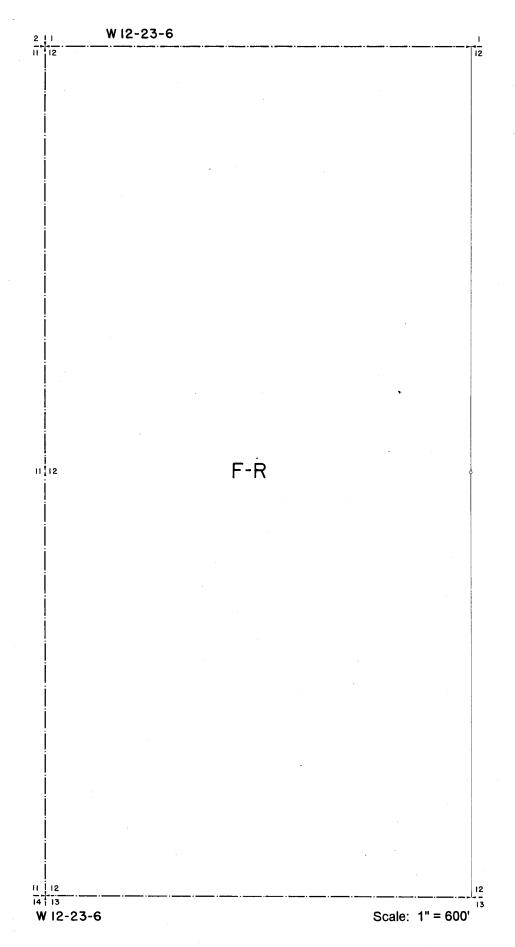
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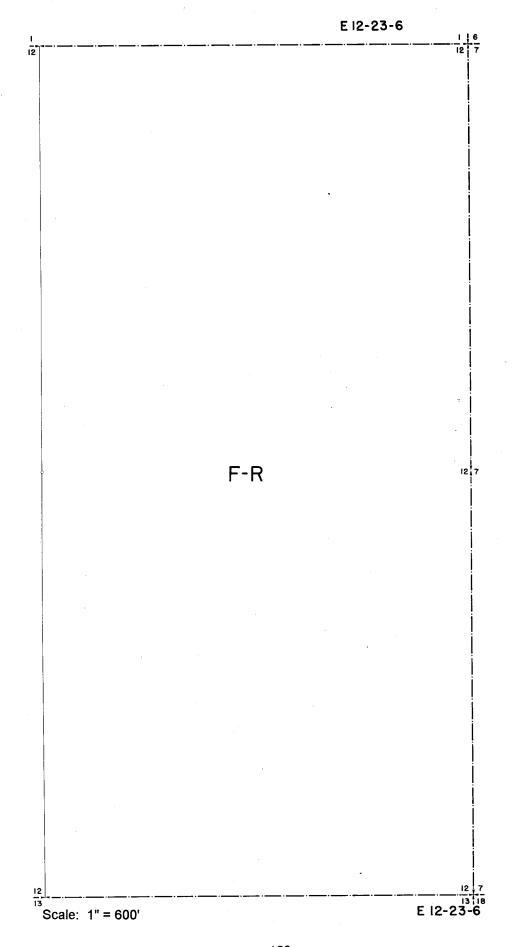




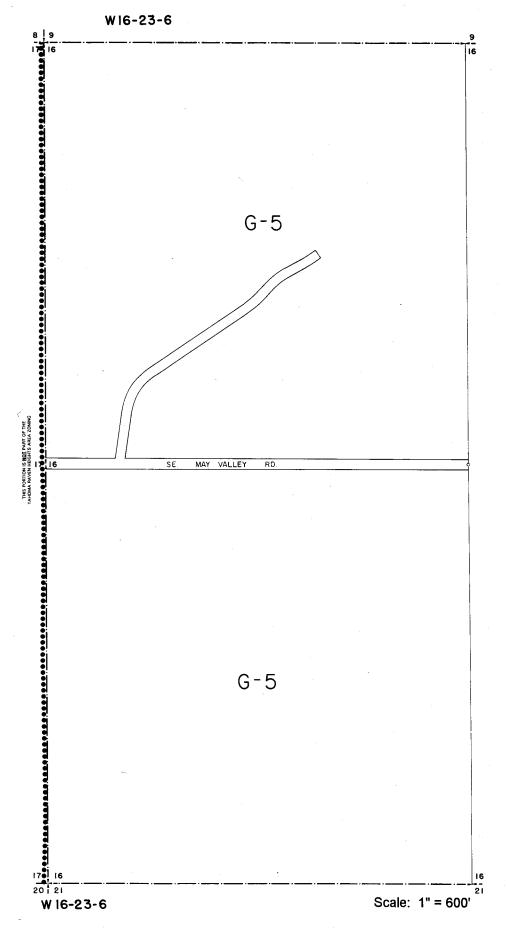








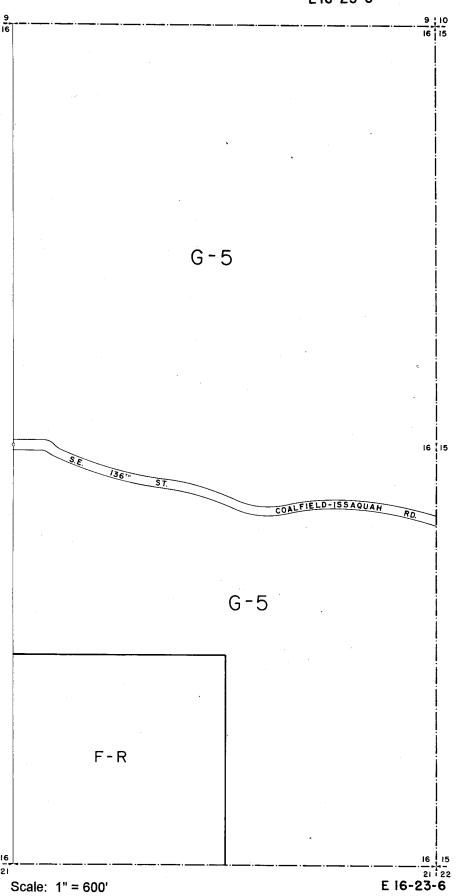
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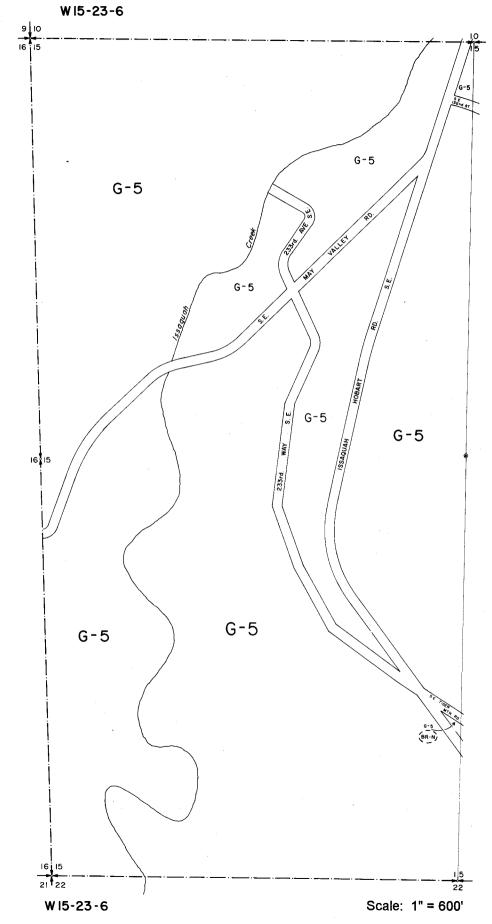




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G-5 (potential BR-N) General, one home per five acres (potential Mixed Business-Residential Neighborhood Scale)

For an explanation of this zoning, see the maps and text under the Cedar Grove commercial area discussion, page 50.



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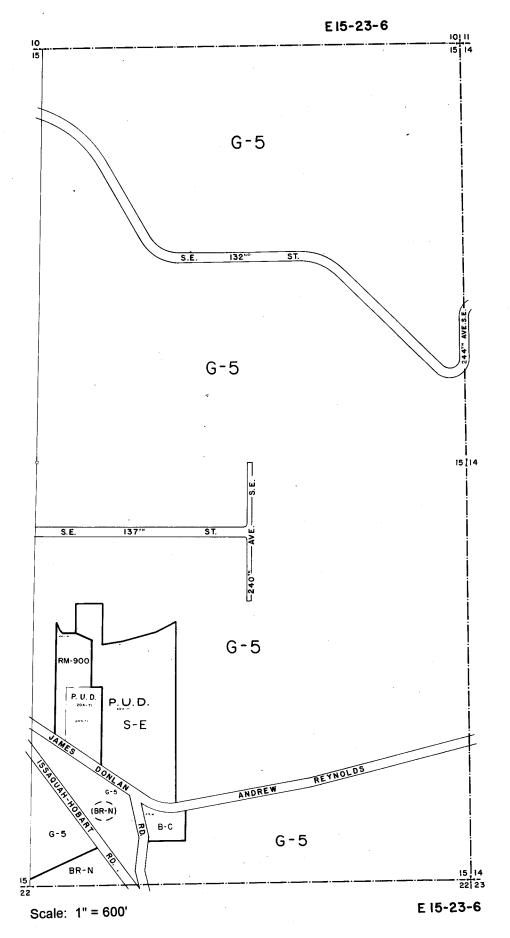
#### RM-900, Maximum Density Multiple-Dwelling\*

G-5 (potential BR-N), General, one home per five acre (potential Mixed Business-Residential Neighborhood Scale)\*

# BC - Community Business\*

## BR-N, Mixed Business - Residential Neighborhood Scale\*

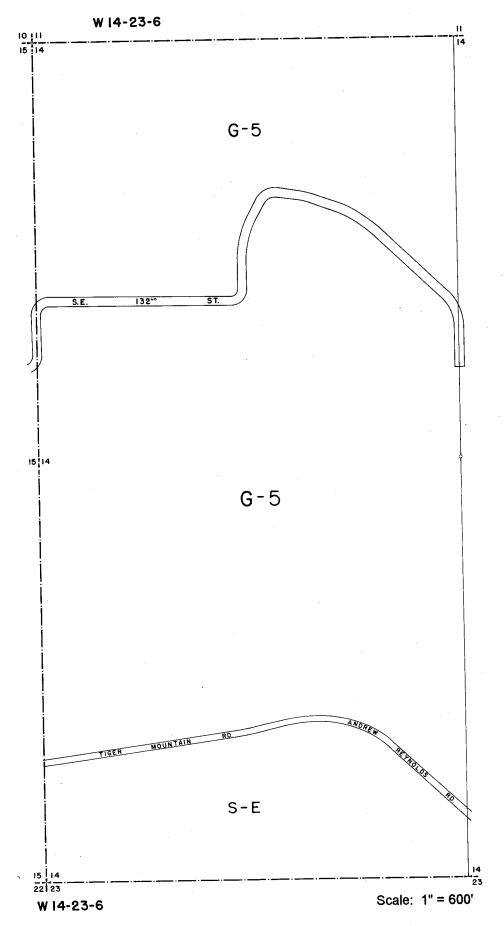
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# S-E, Suburban Estate, one home per acre

This zoning recognizes the established character of one-acre development in the Mirrormont area. T/RH Communities Plan Policy #9 discourages development at densities which require a broad range of public services but do not efficiently use those services. This policy limits such development to Mirrormont and the area between SR 516 and the Covington-Sawyer Road where such densities are already established. The Plan applies Suburban Estates (S-E) zoning to these permanent one-acre areas.



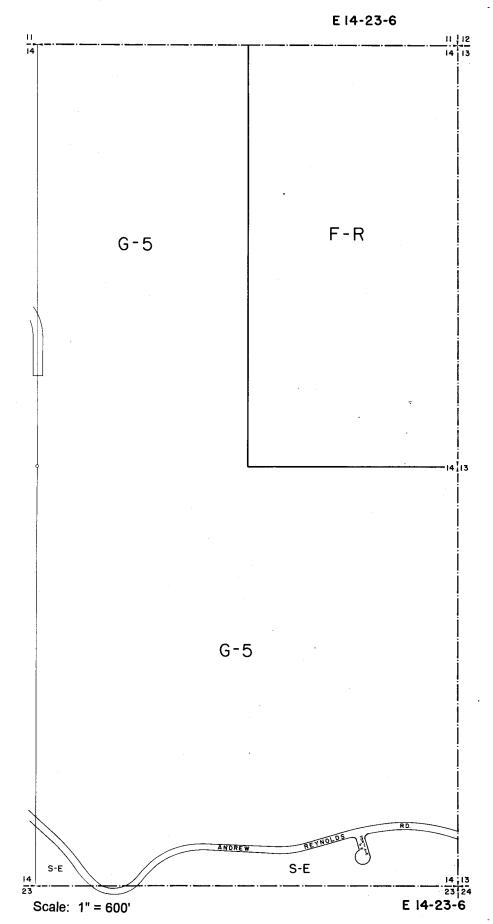
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### F-R, Forest-Recreation

This zoning recognizes property currently managed for timber production. T/RH Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow " ... the development of forest land for the sustained production of forest products and the development of compatible uses."

# S-E, Suburban Estate, one home per acre

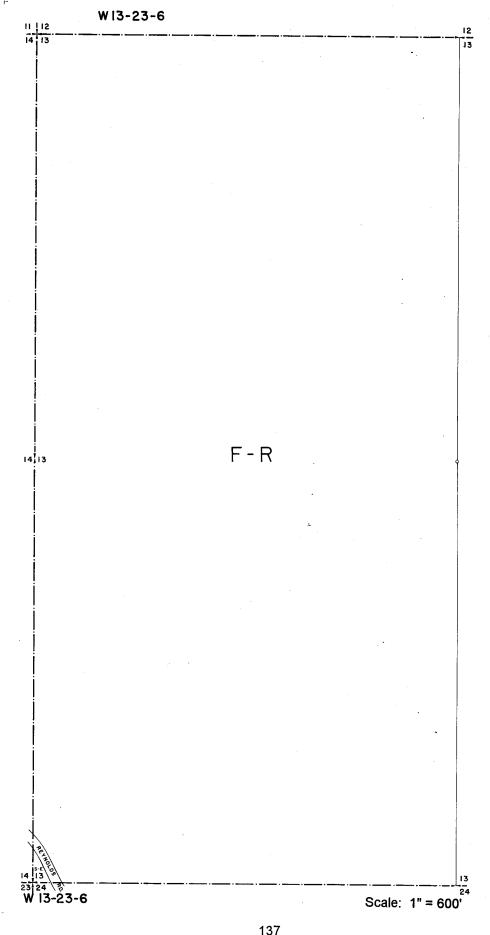
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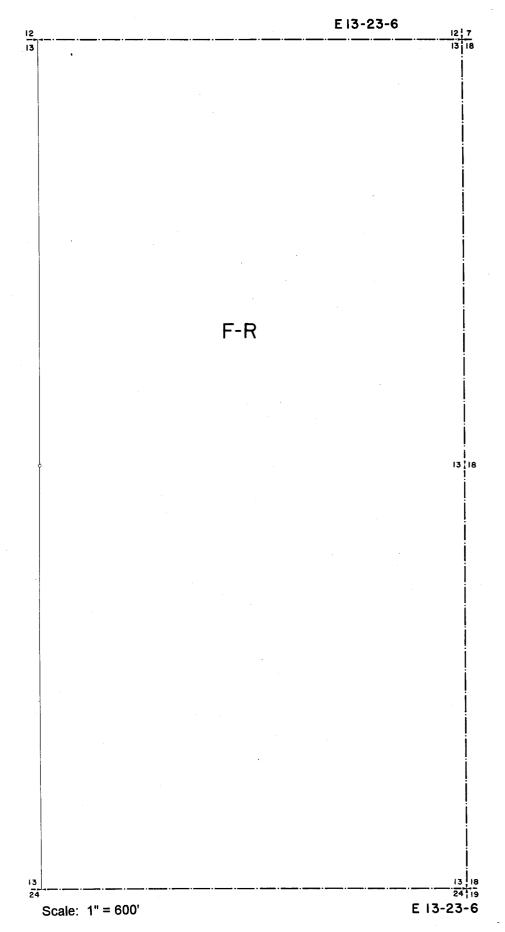


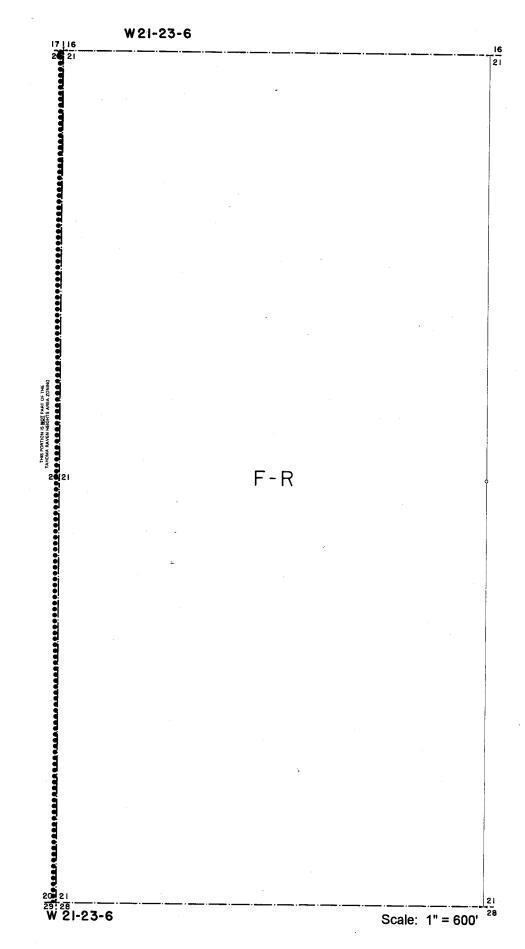
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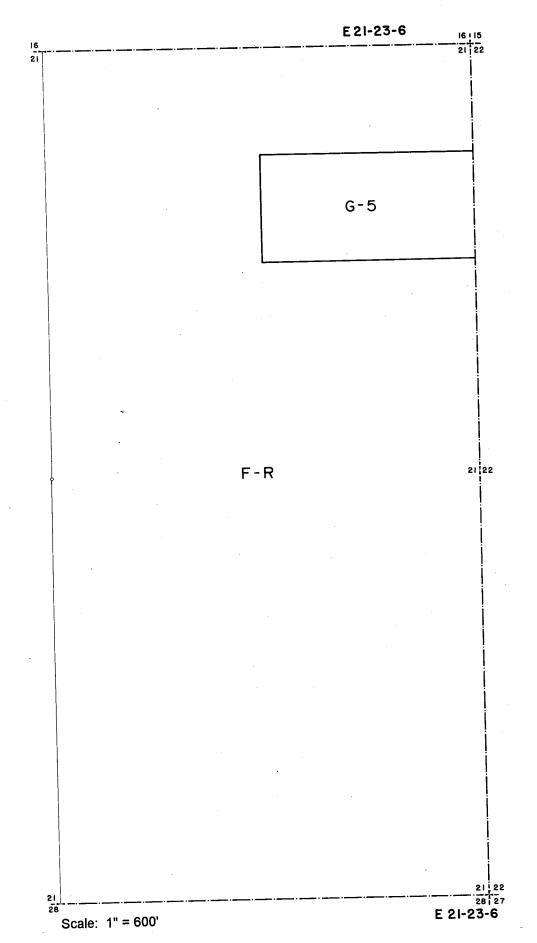




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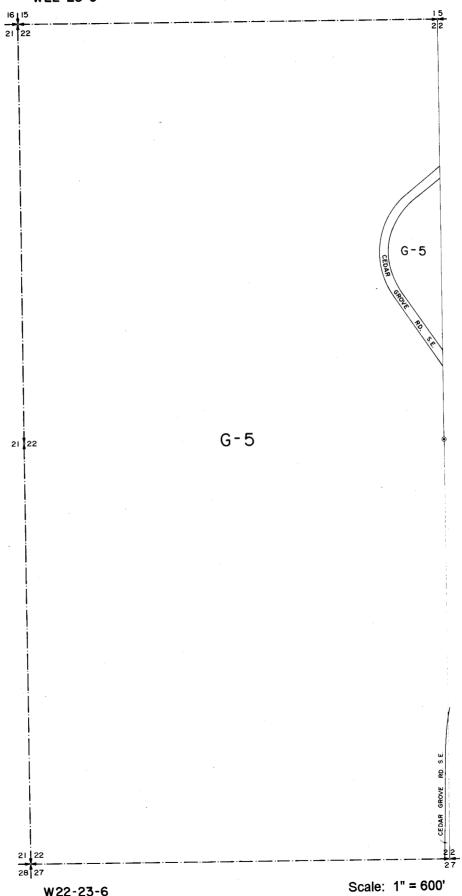
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W22-23-6

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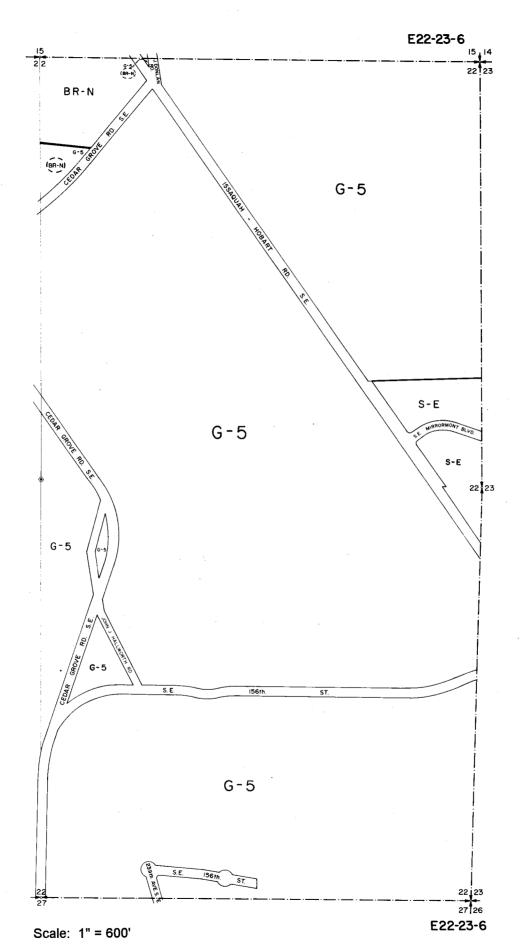
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## BR-N\*

### G-5 (potential BR-N)\*

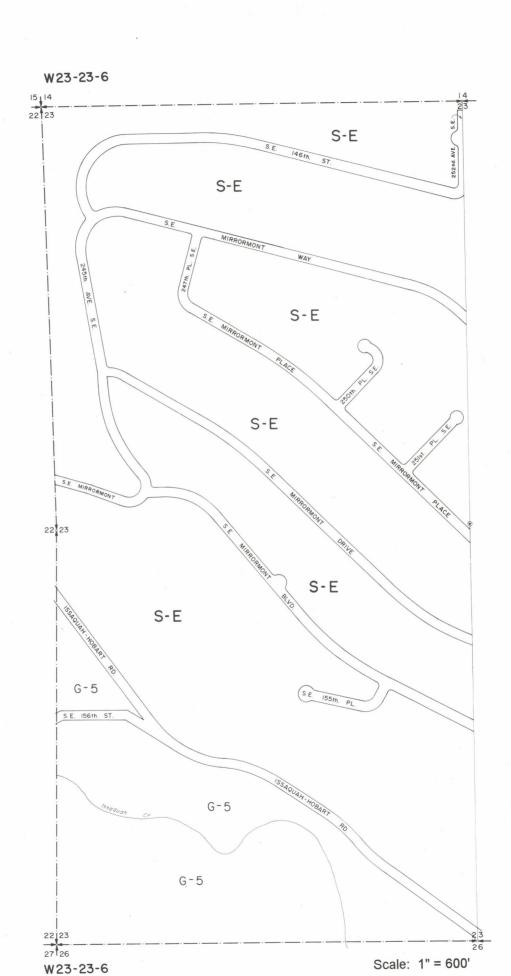
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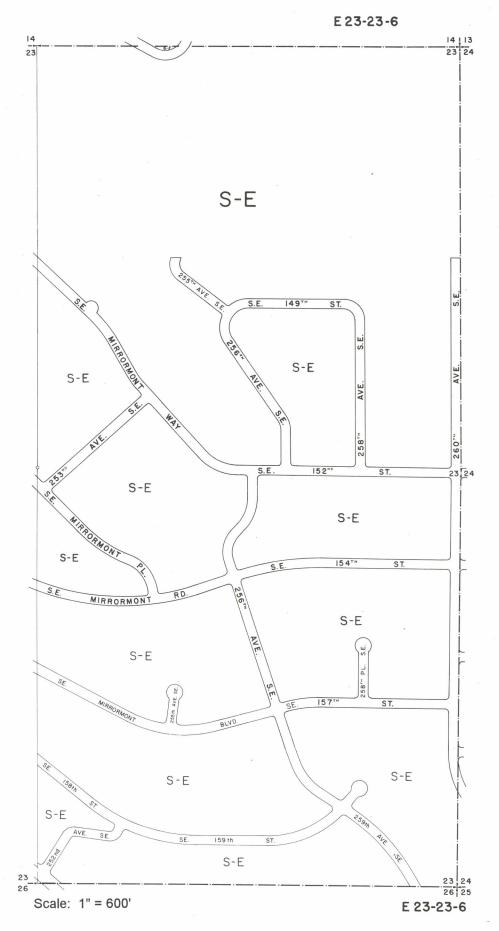
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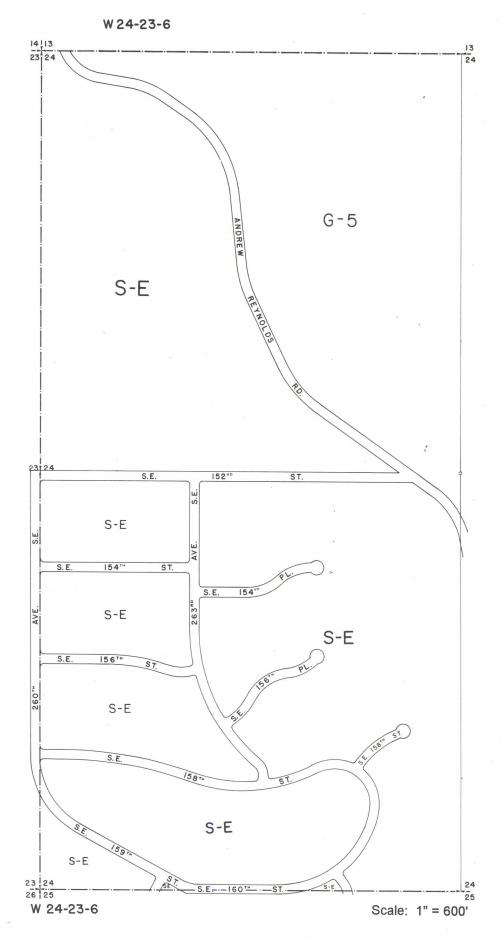
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#### S-E, Suburban Estate, one home per acre

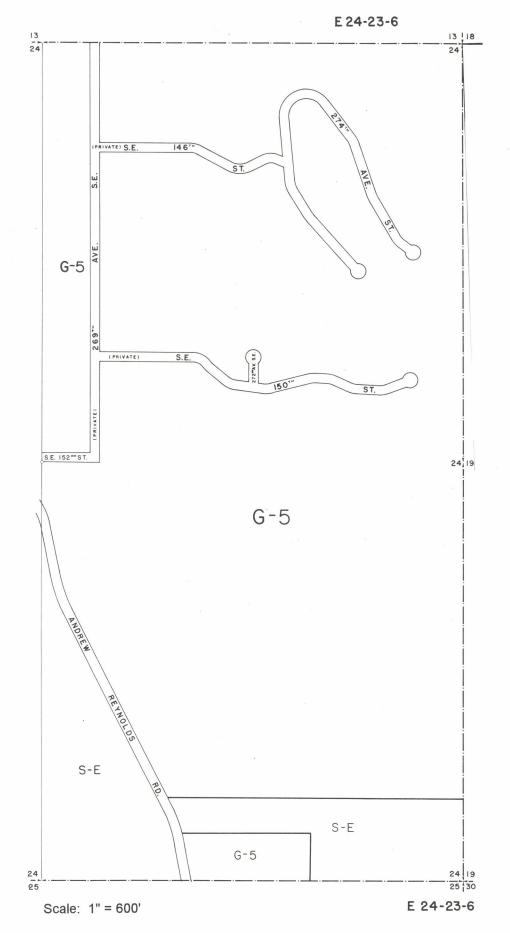
This zoning recognizes the established character of one-acre development in the Mirrormont area. T/RH Communities plan Policy #9 discourages development at densities which require a broad range of public services but do not efficiently use those services. This policy limits such development to Mirrormont and the area between SR 516 and the Covington-Sawyer Road where such densities are already established. The Plan applies Suburban Estates (S-E) zoning to these permanent one-acre areas.



This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

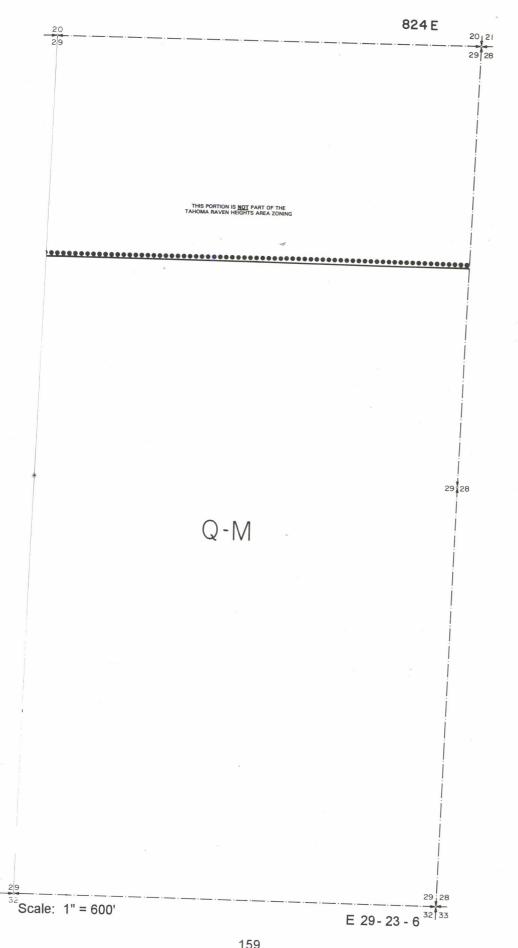
#### S-E, Suburban Estate, one home per acre

This zoning recognizes the established character of one-acre development in the Mirrormont area. T/RH Communities Plan Policy #9 discourages development at densities which require a broad range of public services but do not efficiently use those services. This policy limits such development to Mirrormont and the area between SR 516 and the Covington-Sawyer Road where such densities are already established. The Plan applies Suburban Estates (S-E) zoning to these permanent one-acre areas.



## Q-M, Quarry-Mining

This zoning recognizes an established quarrying or mining activity on this site. T/RH Communities Plan Policy #35A recommends applying quarrying-mining (Q-M) zoning to sites currently managed for materials extraction in order to support its continued production.



#### F-R, Forest-Recreation

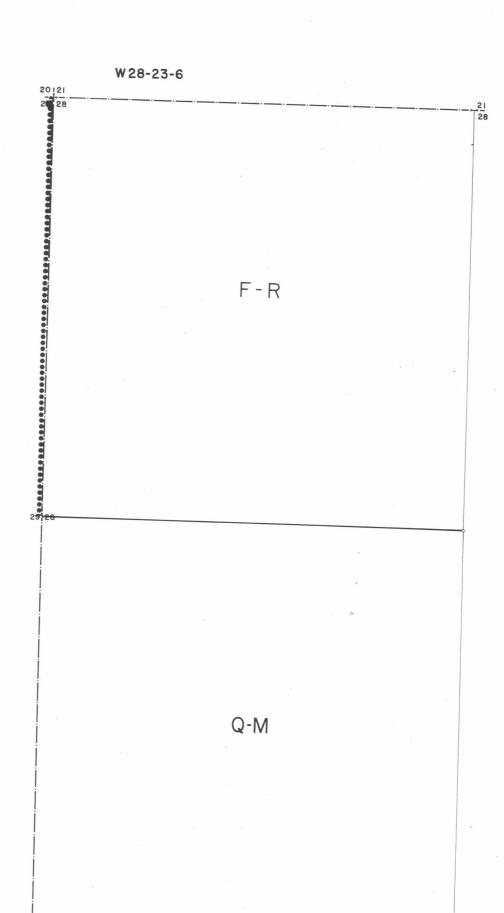
This zoning recognizes property currently managed for timber production. T/RH Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow "... the development of forest land for the sustained production of forest products and the development of compatible uses."

## Q-M, Quarry-Mining

This zoning recognizes an established quarrying or mining activity on this site. T/RH Communities Plan Policy #35A recommends applying quarrying-mining (Q-M) zoning to sites currently managed for materials extraction in order to support its continued production.

### G-5, General, one home per five acres

This zoning change is consistent with the existing character of development within the portion of the Shadow Lake subarea south of Petrovitsky Road. T/RH Communities Plan Policy #10B recognizes the absence of an urban/suburban level of services in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.



Scale: 1" = 600'

29 | 28 32 | 33 W 28-23-6

#### F-R, Forest-Recreation

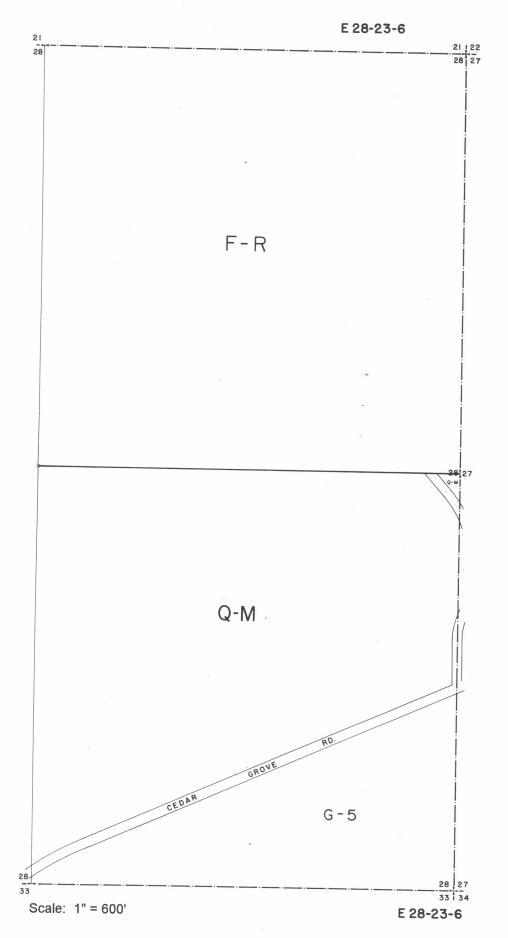
This zoning recognizes property currently managed for timber production. T/RH Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow "... the development of forest land for the sustained production of forest products and the development of compatible uses."

## G-5, General, one home per five acres

This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

#### Q-M, Quarry-Mining

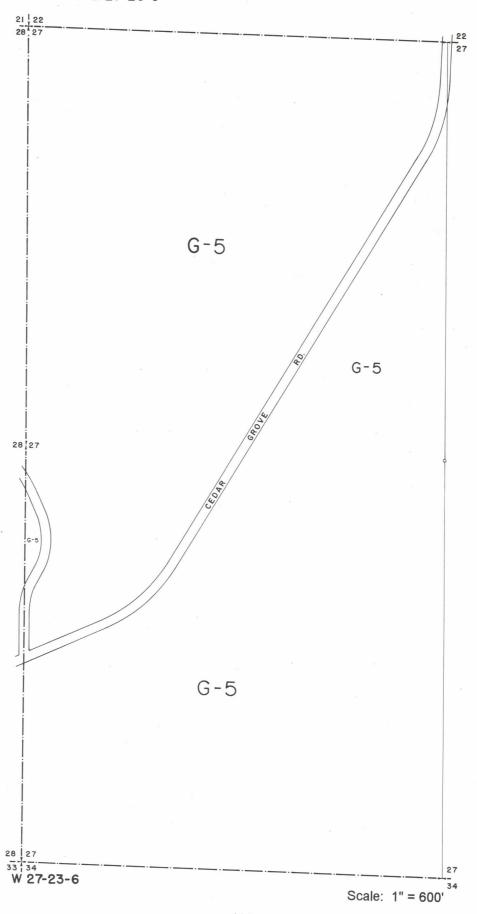
This zoning recognizes an established quarrying or mining activity on this site. T/RH Communities Plan Policy #35A recommends applying quarrying-mining (Q-M) zoning to sites currently managed for materials extraction in order to support its continued production.



This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

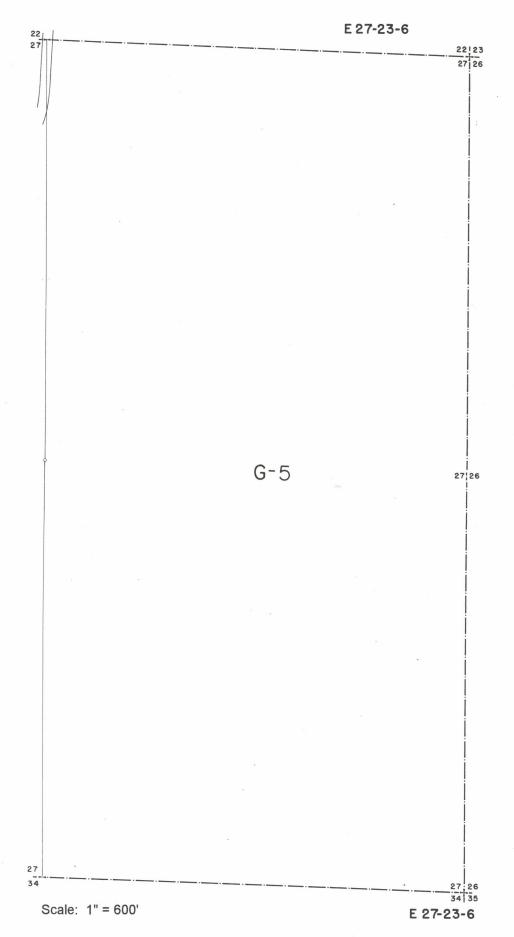
\* Portions of this section are included in the Lake Webster Plan Amendment area. The Lake Webster Plan Amendment was adopted on March 14, 1988 by the King County Council (Ordinance #8738) to rezone a 521 acre parcel from SE-P to G-5 and amend the King County Comprehensive Plan map from Urban to Rural.



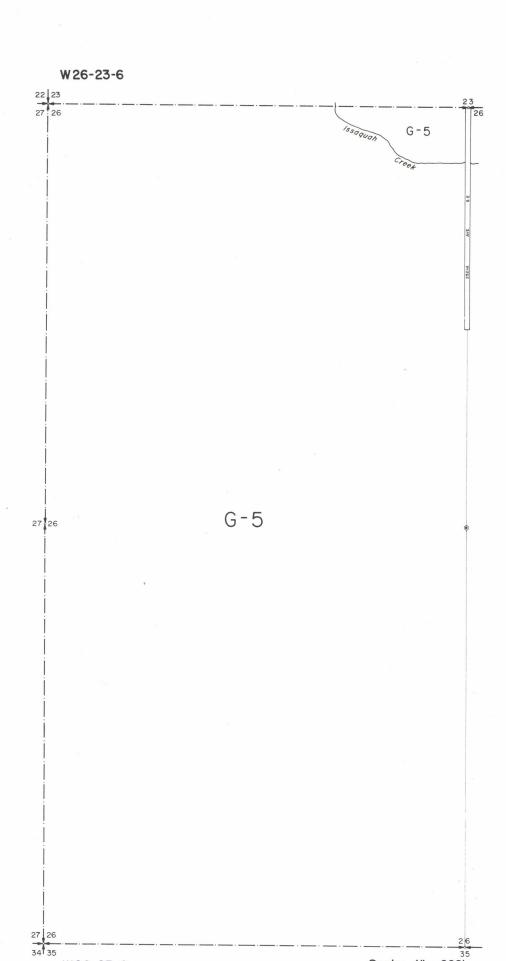


This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

\* Portions of this section are included in the Lake Webster Plan Amendment area. The Lake Webster Plan Amendment was adopted on March 14, 1988 by the King County Council (Ordinance #8738) to rezone a 521 acre parcel from SE-P to G-5 and amend the King County Comprehensive Plan map from Urban to Rural.



This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.



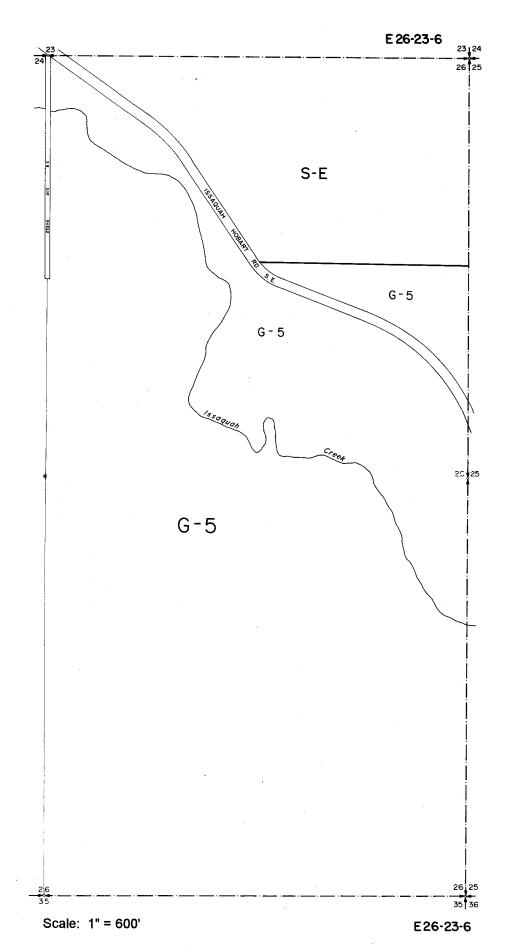
W26-23-6

Scale: 1" = 600'

This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one unit per five acres.

#### S-E, Suburban Estate, one home per acre

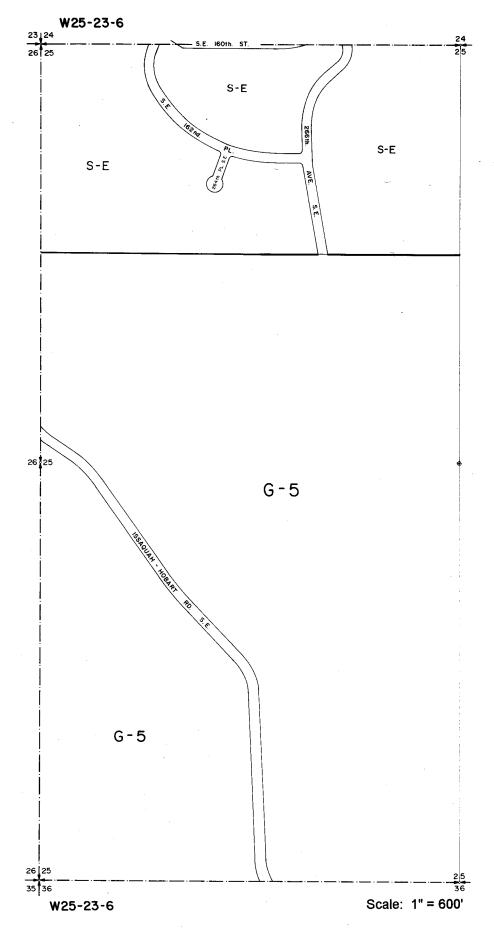
This zoning recognizes the established character of one-acre development in the Mirrormont area. T/RH Communities Plan Policy #9 discourages development at densities which require a broad range of public services but do not efficiently use those services. This policy limits such development to Mirrormont and the area between SR 516 and the Covington-Sawyer Road where such densities are already established. The Plan applies Suburban Estates (S-E) zoning to these permanent one-acre areas.



This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

#### SE, Suburban Estates, one home per acre

This zoning recognizes the established character of one-acre development in the Mirrormont area, T/RH Communities Plan policy #9 discourages development at densities which require a broad range of public services but do not efficiently use those services. This policy limits such development to Mirrormont and the area between SR-516 and the Covington-Sawyer Road where such densities are already established. The plan applies Suburban Estates (S-E) zoning to these permanent one-acre areas.

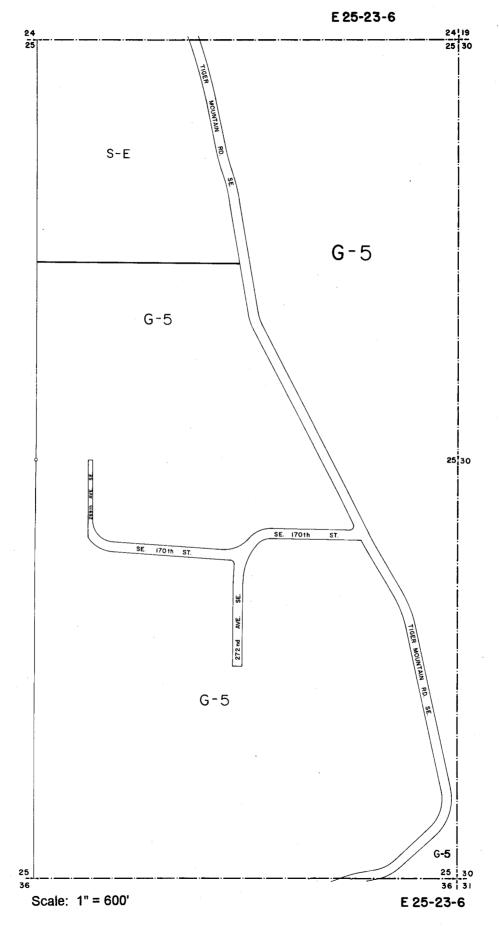


### S-E, Suburban Estate, one home per acre

This zoning recognizes the established character of one-acre development in the Mirrormont area. T/RH Communities Plan Policy #9 discourages development at densities which require a broad range of public services but do not efficiently use those services. This policy limits such development to Mirrormont and the area between SR 516 and the Covington-Sawyer Road where such densities are already established. The Plan applies Suburban Estates (S-E) zoning to these permanent one-acre areas.

### G-5, General, one home per five acres

This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.



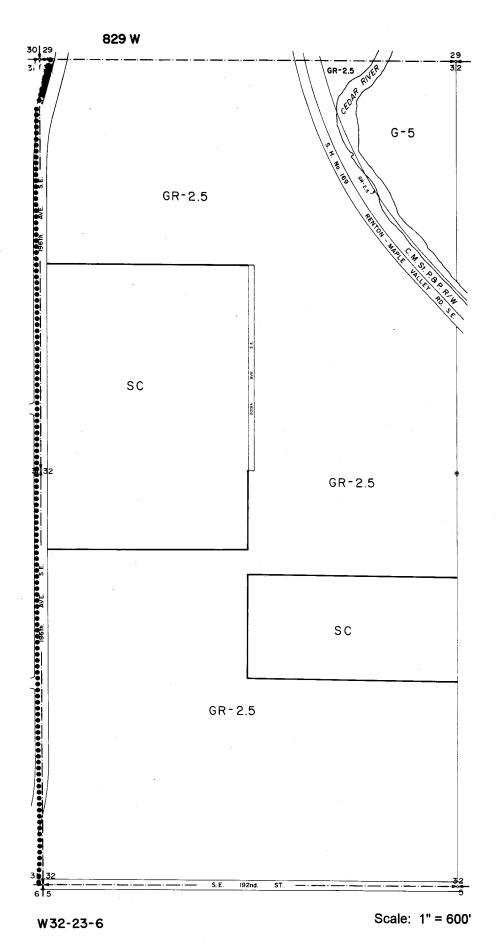
This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

#### GR-2.5 Growth Reserve, one home per 2.5 acres

This zoning implements the area's designation as a growth reserve. T/RH Communities Plan Policy #10A designates the portion of the Shadow Lake Plateau north of Petrovitsky Road a growth reserve with overall densities of one home per 2.5 acres. The GR-2.5 zone requires lot clustering which encourages future conversion to higher densities.

#### S-C, Suburban Cluster

This zoning establishes the Suburban Cluster (S-C) zone on two parcels in the northern portion of the Shadow Lake Plateau subarea and reflects the King County Council's action on those specific properties.



This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

## GR-2.5 Growth Reserve, one home per 2.5 acres

This zoning implements the area's designation as growth reserve. T/RH Communities Plan Policy #10A designates the portion of the Shadow Lake Plateau north of Petrovitsky Road a growth reserve with overall densities of one home per 2.5 acres. The GR-2.5 zone requires lot clustering which encourages future conversion to higher densities.

#### **C-G General Commercial**

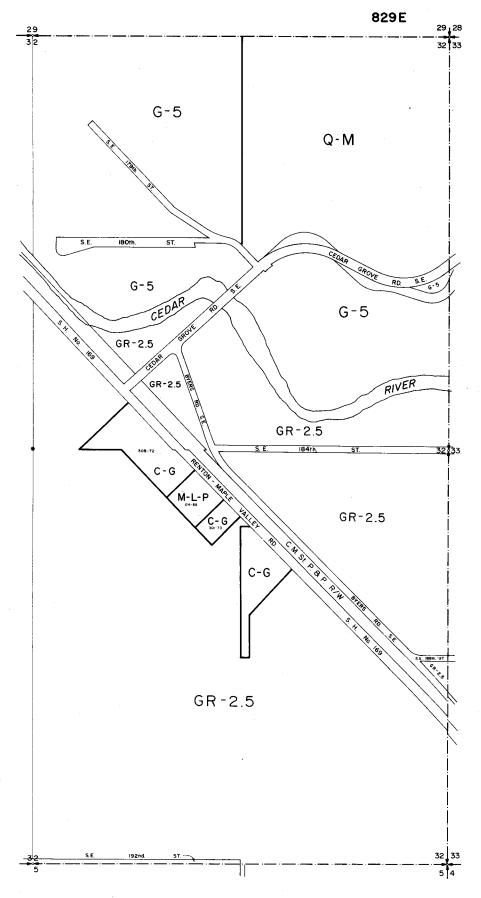
This zoning recognizes existing uses and reflects the specific action of the King County Council.

## M-L-P, Light Manufacturing

This zoning implements the Light Manufacturing designation and applies the following P-suffix (Site Plan Approval) conditions established by Rezone No. 124-88.

## Q-M, Quarry-Mining

This zoning recognizes an established quarrying or mining activity on this site. T/RH Communities Plan Policy #35A recommends applying quarrying-mining (Q-M) zoning to sites currently managed for materials extraction in order to support its continued production.



Scale: 1" = 600'

E32-23-6

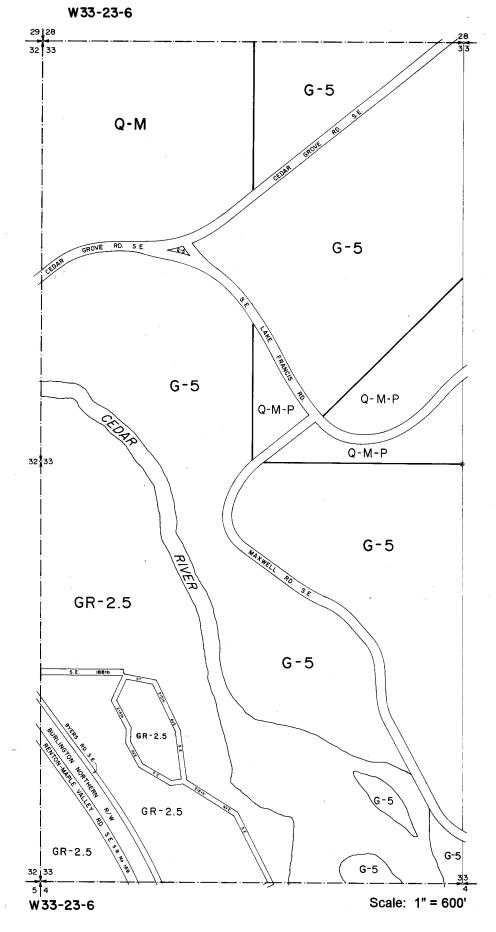
This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

### GR-2.5 Growth Reserve, one home per 2.5 acres

This zoning implements the area's designation as a growth reserve. T/RH Communities Plan Policy #10A designates the portion of the Shadow Lake Plateau north of Petrovitsky Road a growth reserve with an overall density of one home per 2.5 acres. The GR-2.5 zone requires lot clustering which encourages future conversion to higher densities.

#### Q-M-P, Quarry-Mining

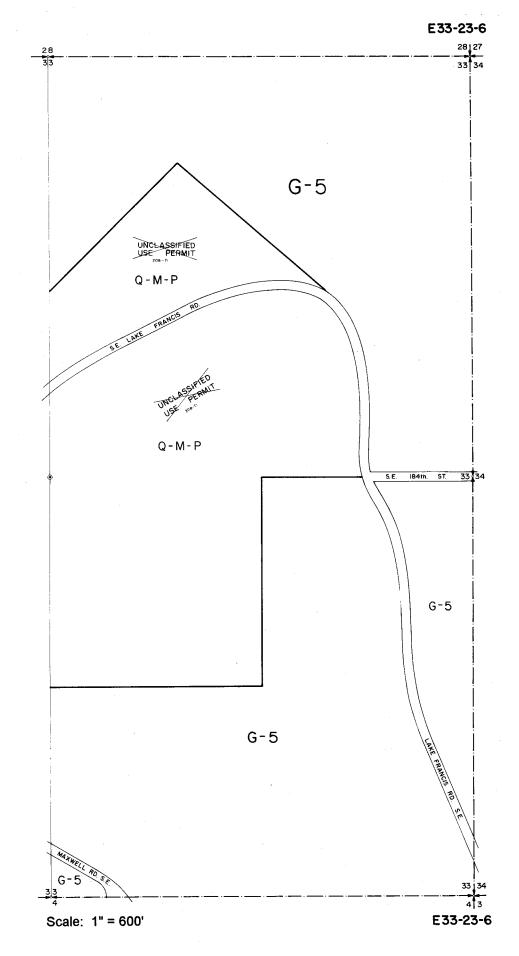
This zoning recognizes an established quarrying or mining activity on this site. T/RH Communities Plan Policy #35A recommends applying Quarrying-Mining (Q-M) zoning to sites currently managed for materials extraction in order to support its continued production. The "P" suffix condition retains the conditions of Unclassified Use Permit #208-71 on this site.



This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

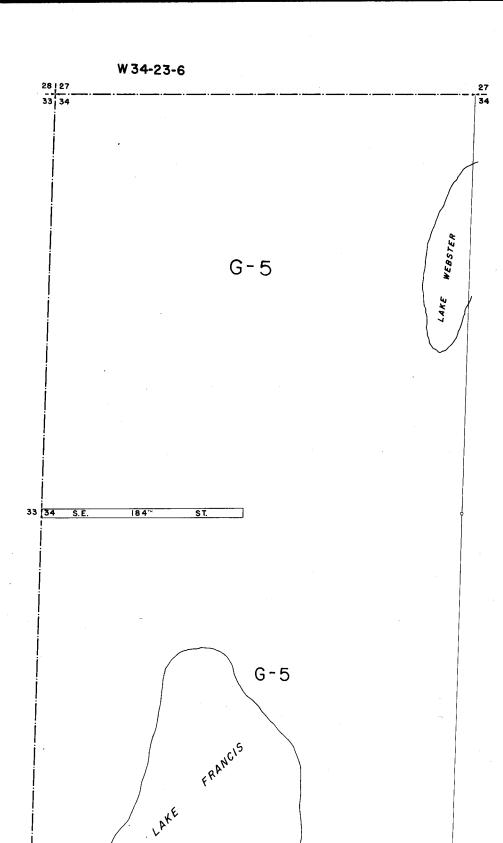
### QM-P, Quarry-Mining

This zoning recognizes an established quarrying or mining activity on this site. T/RH Communities Plan Policy #35A recommends applying Quarrying-Mining (Q-M) zoning to sites currently managed for materials extraction in order to support its continued production. The "P" Suffix condition retains the conditions of Unclassified Use Permit #208-71 on this site.



This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

\* Portions of this section are included in the Lake Webster Plan Amendment area. The Lake Webster Plan Amendment was adopted on March 14, 1988 by the King County Council (Ordinance #8738) to rezone a 521 acre parcel from SE-P to G-5 and amend the King County Comprehensive Plan map from Urban to Rural.

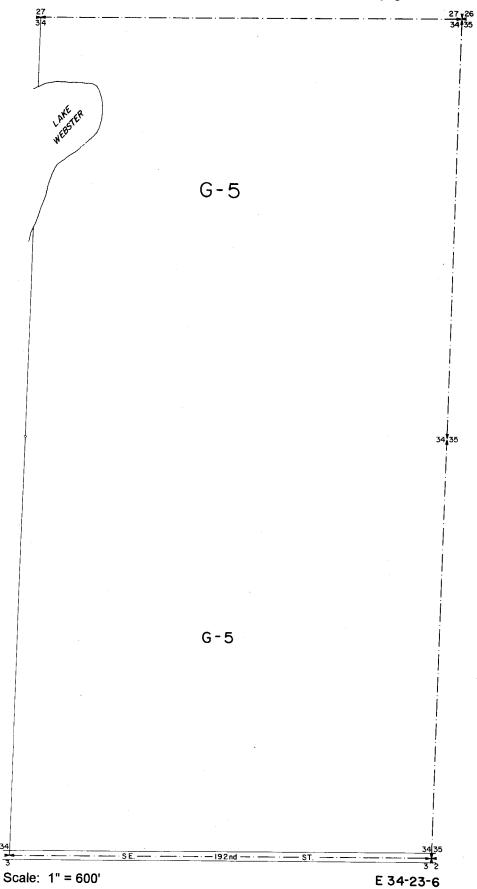


Scale: 1" = 600'

W 34-23-6

This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

\* Portions of this section are included in the Lake Webster Plan Amendment area. The Lake Webster Plan Amendment was adopted on March 14, 1988 by the King County Council (Ordinance #8738) to rezone a 521 acre parcel from SE-P to G-5 and amend the King County Comprehensive Plan map from Urban to Rural.

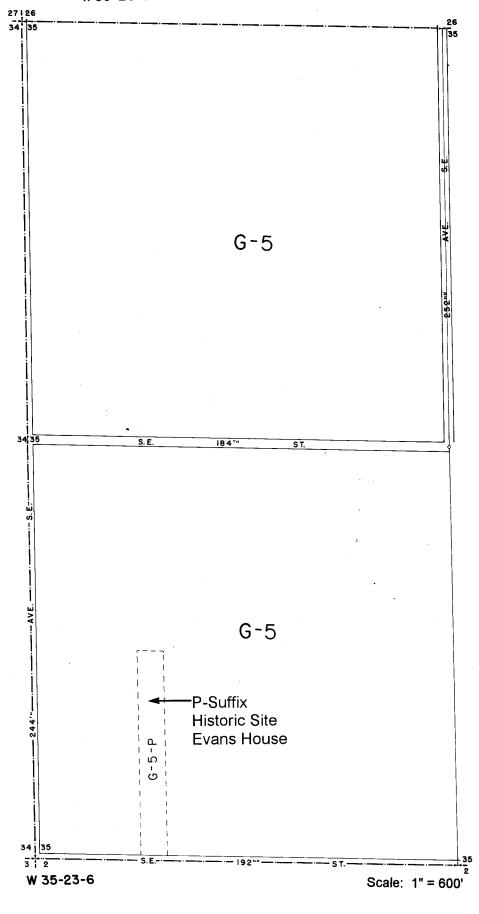


This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

# G-5-P, General, one home per five acres

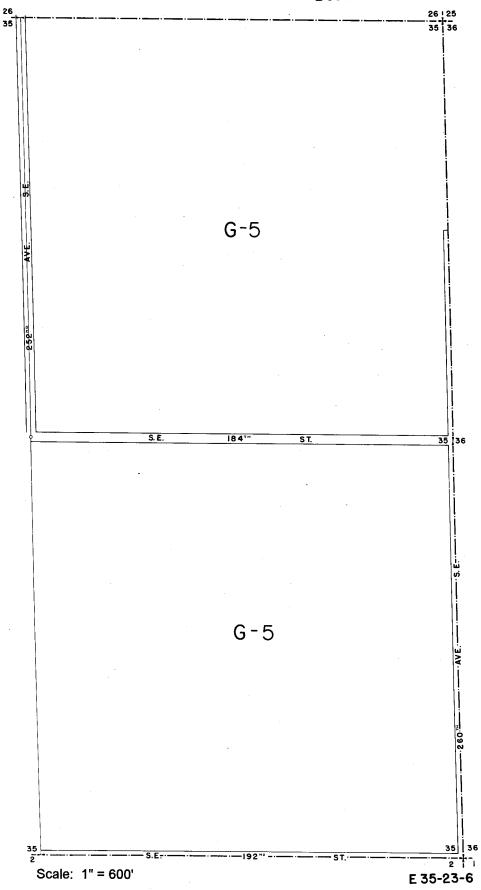
The Evans House is located at this site. The Tahoma/Raven Heights Communities Plan recommends that these sites be nominated to the National and/or State Historic Register. This zoning is consistent with T/RH Communities Plan Policies #37 and #38 which encourage the preservation of historic sites. For an explanation of the P-suffix for historic sites and specific conditions on development, see page 66.





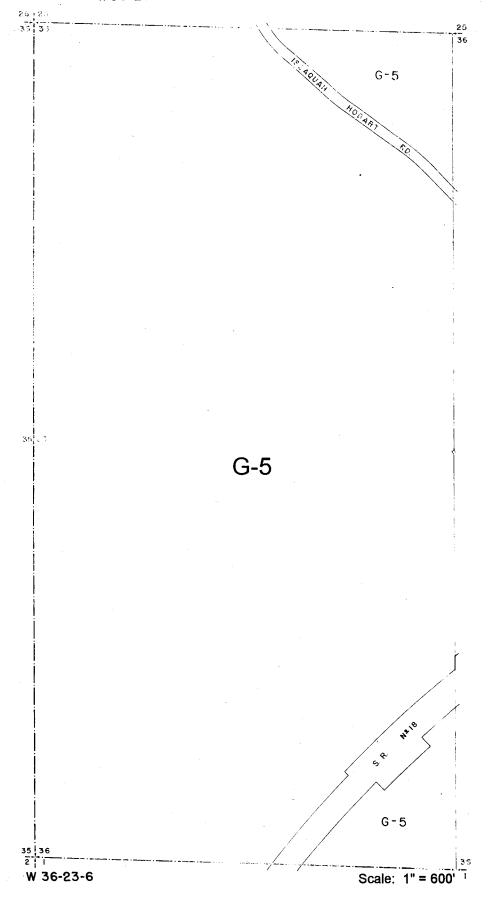
This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.



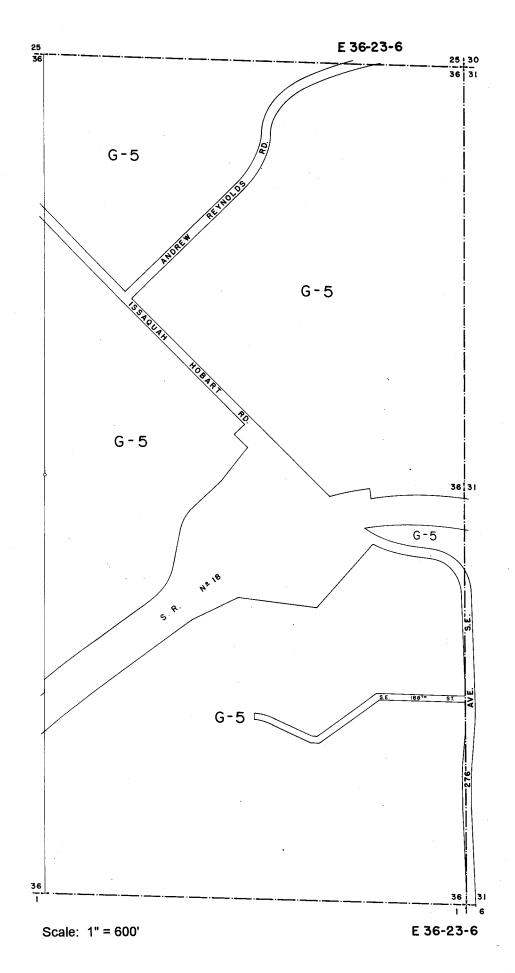


This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.





This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.



#### W1/2 of T23N/R7E

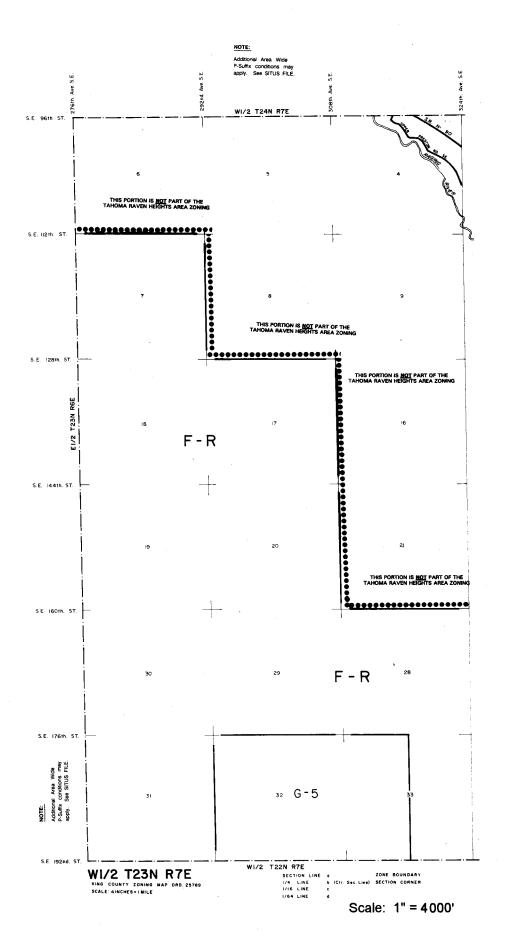
### G-5, General, one home per five acres

This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

This zoning is also consistent with T/RH Communities Plan policy #29 which calls for applying the F-R zone only to parcels currently managed for timber production.

#### F-R, Forest-Recreation

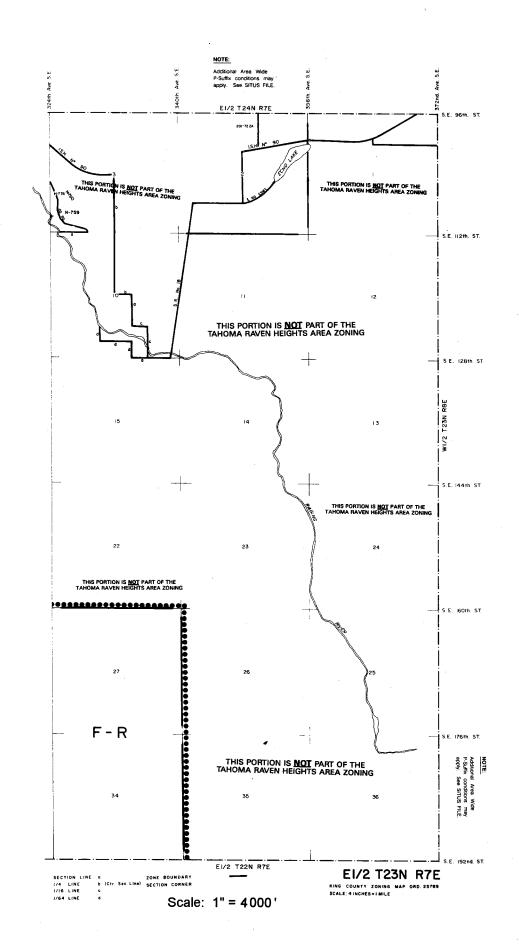
This zoning recognizes property currently managed for timber production. T/RH Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow "... the development of forest land for the sustained production of forest products and the development of compatible uses."



#### E1/2 of T23N/R7E

### F-R, Forest-Recreation

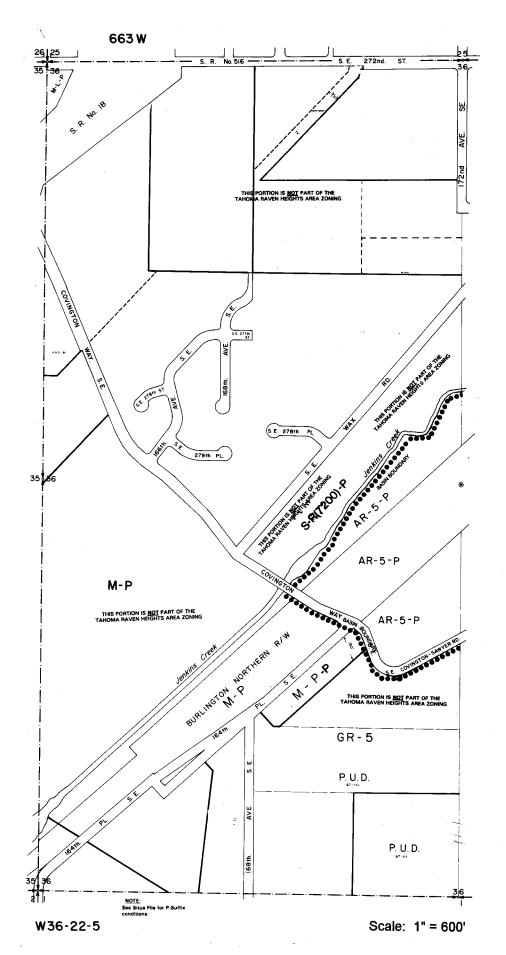
This zoning recognizes property currently managed for timber production. T/RH Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow "... the development of forest land for the sustained production of forest products and the development of compatible uses."



### W 36-22-5 663W

# AR-5-P, Rural Residential-one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy recommends a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

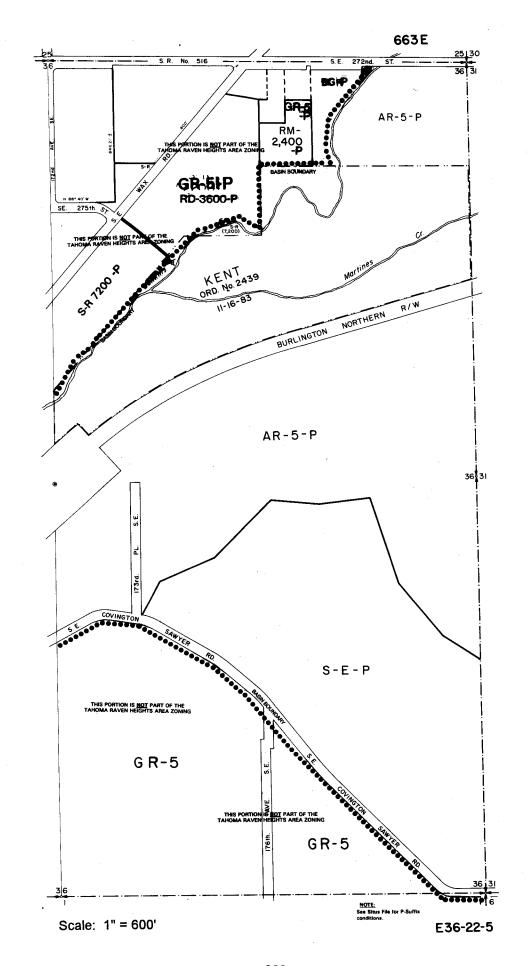


### AR-5-P Rural Residential-one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy recommends a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### S-E-P, Suburban Estates

This zoning recognizes the established character of one-acre development in this area. T/RH Communities Plan Policy #9 discourages development at densities which require a broad range of public services but do not efficiently use those services. This policy limits such development to Mirrormont and the area between SR 516 and the Covington-Sawyer Road where such densities are already established. The Plan applies Suburban Estates (S-E) zoning to these permanent one-acre areas. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.



#### E1/2 of T22N/R6E

#### F-R, Forest-Recreation

This zoning recognizes property currently managed for timber production. T/RH Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow "...the development of forest land for the sustained production of forest products and the development of compatible uses."

### G-5, General, one home per five acres

This zoning is consistent with the existing character of development in the Hobart Plateau and Southeast subareas. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in these areas and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

#### P-suffix for Historic Sites

The Maple Valley-Hobart Cemetery (King County History Survey File No. 0246), Tahoma Jr. High School (King County Historic Survey File No. 0653), the Peacock House, and the Chapman House (Tax Lot No. 55) are located within this half-township at the sites indicated. The Tahoma/Raven Heights Communities Plan recommends that these sites be nominated to the National and/or State Historic Register. This zoning change is consistent with T/RH Communities Plan Policies #37 and #38 which encourage the preservation of historic sites. For an explanation of the P-suffix for historic sites and specific conditions on their development, see page 68.

#### S-E, Suburban Estate, one home per acre

This zoning reflects a specific action by the King County Council to establish a zoning of Suburban Estate (S-E) on this property.

#### S-R (7200), Suburban Residential

This zoning is consistent with the area's inclusion in the Sewer Local Service Area. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single-family residential development. Applying S-R zoning allows both urban and rural activities.

# GR-5, Growth Reserve, one home per five acres

This zoning is consistent with the designation of this area as growth reserve. T/RH Communities Plan Policy #10 designates the East Maple Valley subarea as growth reserve. This policy recommends GR-5 zoning as one of the most appropriate zones to implement it.

#### AR-5-P, Rural Residential, P-suffix

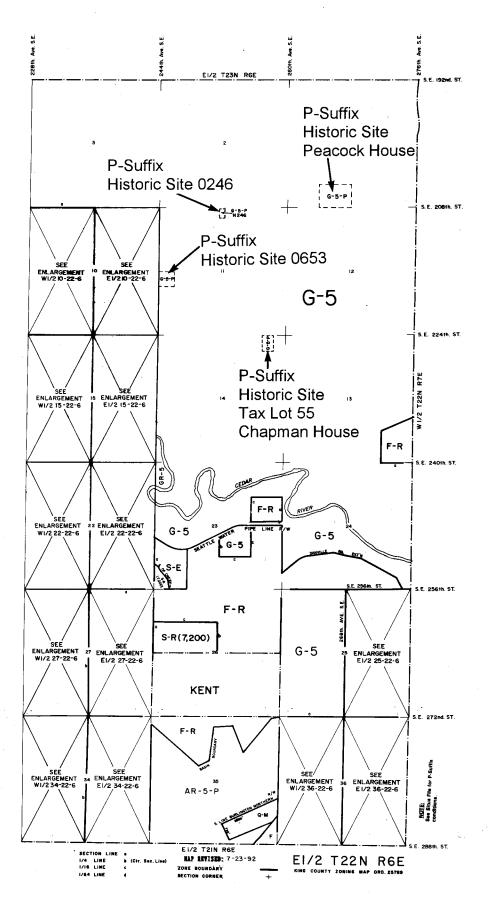
This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy recommends a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### F, Forest Resource

This zoning protects lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management. This zoning implements Tahoma/Raven Heights Communities Plan policy T/RH #29 which encourages the continuation of forestry activities. The Forest zone was applied to this property through the Tahoma/Raven Heights Communities Plan Amendment.

#### Q-M, Quarrying-Mining

This zoning recognizes an established quarrying or mining activity on this site. T/RH Communities Plan policy #35A recommends applying quarrying-mining (Q-M) zoning to sites currently managed for materials extraction in order to support its continued protection.



Scale: 1" = 4000'

#### GR-2.5 Growth Reserve, one home per 2.5 acres

This zoning applies the growth reserve concept to an area which the plan foresees as appropriate for future urban/suburban development. T/RH Communities Plan Policy #10A recommends an overall density of one home per 2.5 acres in the portion of the Shadow Lake subarea north of Petrovitsky Road. This policy also requires lot clustering so that development does not foreclose the area's future efficient conversion to urban/suburban densities.

#### G-5, General, one home per five acres

This zoning is consistent with the existing character of development within the portion of the Shadow Lake subarea south of Petrovitsky Road. T/RH Communities Plan Policy #10B recognizes the absence of an urban/suburban level of services in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

GR-2.5 (potential B-C), Growth Reserve, one home per 2.5 acres (potential Community Business) G-5 (potential B-C) General, one home per five acres (potential Community General Community Business.

This zoning recognizes the potential for a future community-scale commercial center at the intersection of SE Petrovitsky Road, SE Lake Youngs Road, and 196th Avenue SE. A future commercial area at this location was previously reflected in the 1979 adopted Soos Creek Plan and the 1974 adopted Area Zoning for the Maple Valley-Black Diamond Area. The King County Council granted this potential zoning with the following two conditions, recognizing commercial development continues to be premature at this location until adequate services are available and urban development occurs, which will create the need for a commercial center.

The potential B-C zoning shall not be activated during the 6-10 year review cycle of the Plan.

A detailed market feasibility study of the need for commercial development at the location shall be done at the time of the actual B-C zoning.

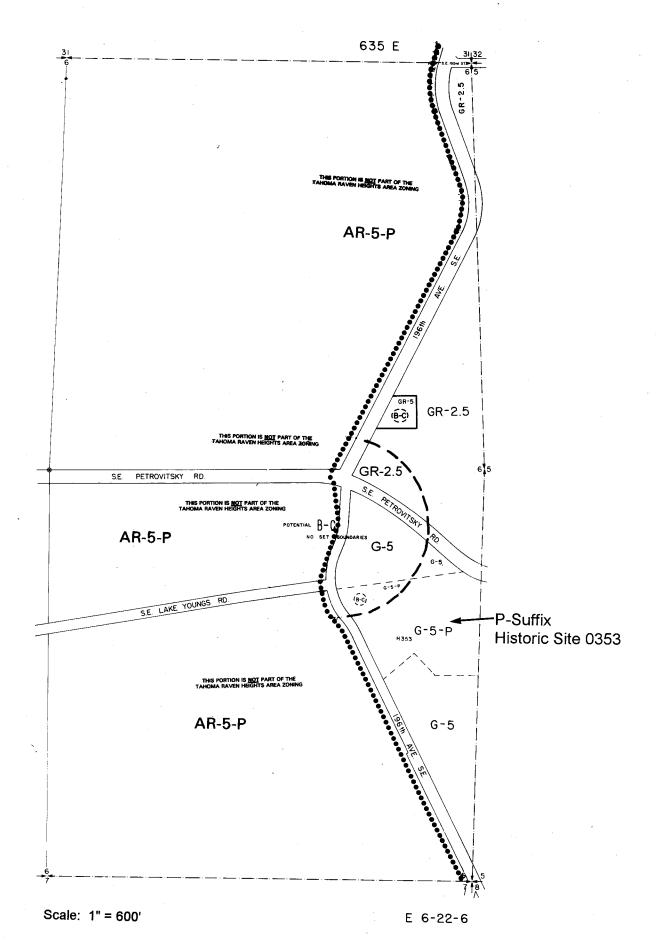
Note: Except for Tax Lot 33, this potential B-C zone has no set boundaries. Exact boundaries may be delineated during a future T/RH Community Plan.

GR-5 (potential B-C), Growth Reserve, one home per five acres (potential Community Business)

This zoning recognizes the potential for community business at this location.

#### P-suffix for Historic Site

The Christen Petersen House (King County Historic Survey File No. 0353) is located on this site. The Tahoma/Raven Heights Community Plan recommends that these sites be nominated to the National and/or State Historic Register. This zoning is consistent with T/RH Communities Plan Policies #37 and #38 which encourage the preservation of historic sites. For an explanation of the P-suffix for historic sites and specific conditions on their development, see page 66.



#### W 5-22-6 636 W

#### GR-2.5 Growth Reserve, one home per 2.5 acres

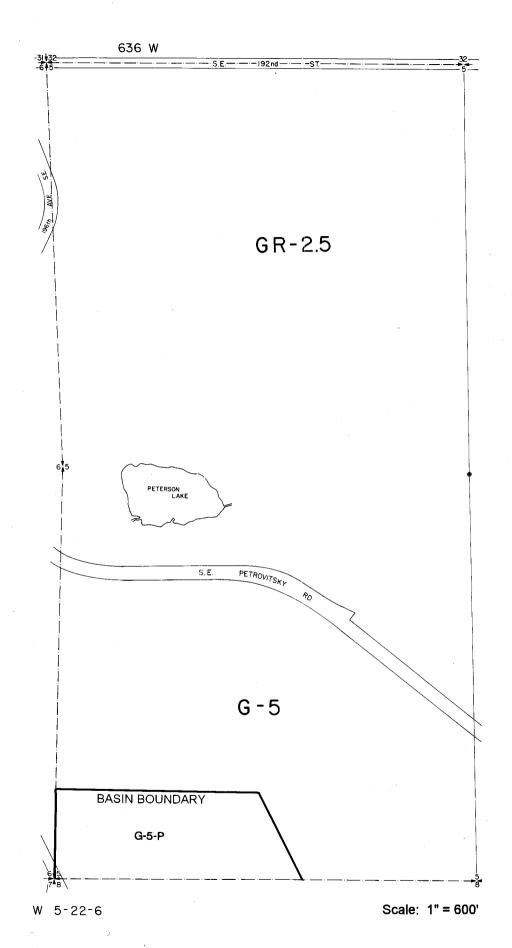
This zoning implements the area's designation as growth reserve. T/RH Communities Plan Policy #10A designates the portion of the Shadow Lake subarea north of Petrovitsky Road as growth reserve with overall densities of one home per 2.5 acres. The GR-2.5 zone requires lot clustering which encourages the more efficient conversion of the area to higher densities at a later time.

#### G-5, General, one home per five acres

This zoning change is consistent with the existing character of development within the portion of the Shadow Lake subarea south of Petrovitsky Road. T/RH Communities Plan Policy #10B recognizes the absence of an urban/suburban level of services in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

#### G-5-P, General, one home per five acres

This zoning is consistent with the existing character of development within the portion of the Shadow Lake subarea south of Petrovitsky Road. T/RH Communities Plan Policy #10B recognizes the absence of an urban/suburban level of services in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to this property within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.



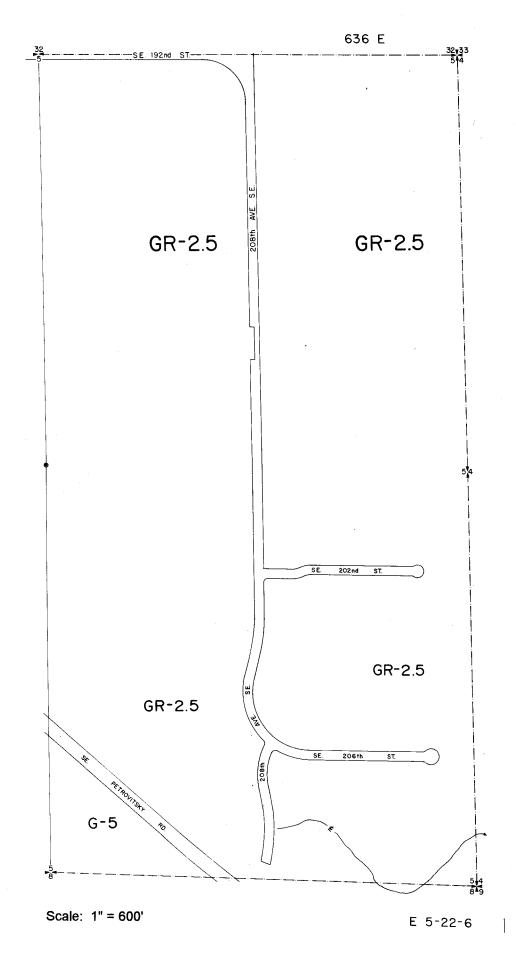
#### E 5-22-6 636 E

# GR-2.5 Growth Reserve, one home per 2.5 acres

This zoning implements the area's designation as growth reserve. T/RH Communities Plan Policy #10A designates the portion of the Shadow Lake subarea north of Petrovitsky Road as a growth reserve with overall densities of one home per 2.5 acres. The GR-2.5 zone, by requiring lot clustering, encourages the future conversion of the area to higher densities.

### G-5, General, one home per five acres

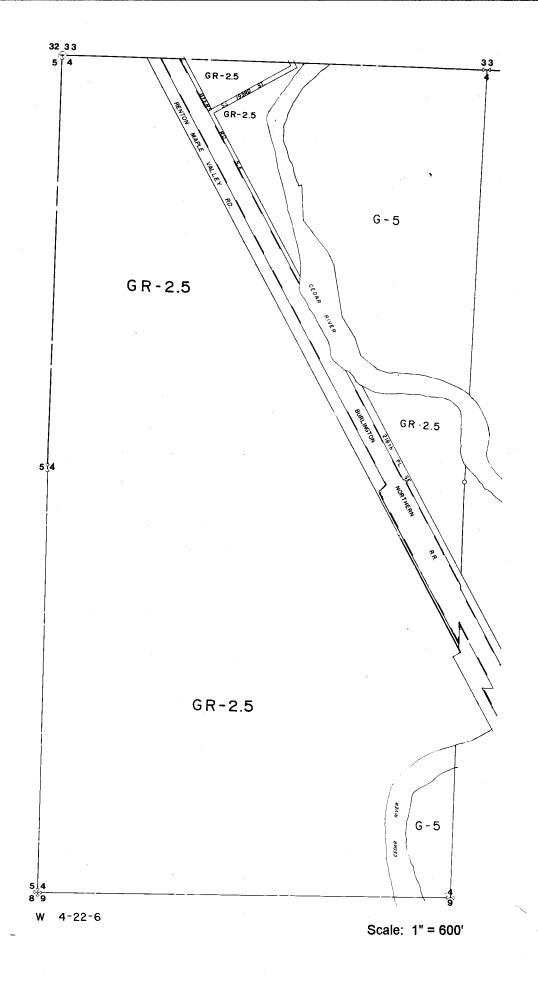
This zoning is consistent with the existing character of development within the portion of the Shadow Lake subarea south of Petrovitsky Road. T/RH Communities Plan Policy #10B recognizes the absence of an urban/suburban level of services in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.



This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

#### GR-2.5 Growth Reserve, one home per 2.5 acres

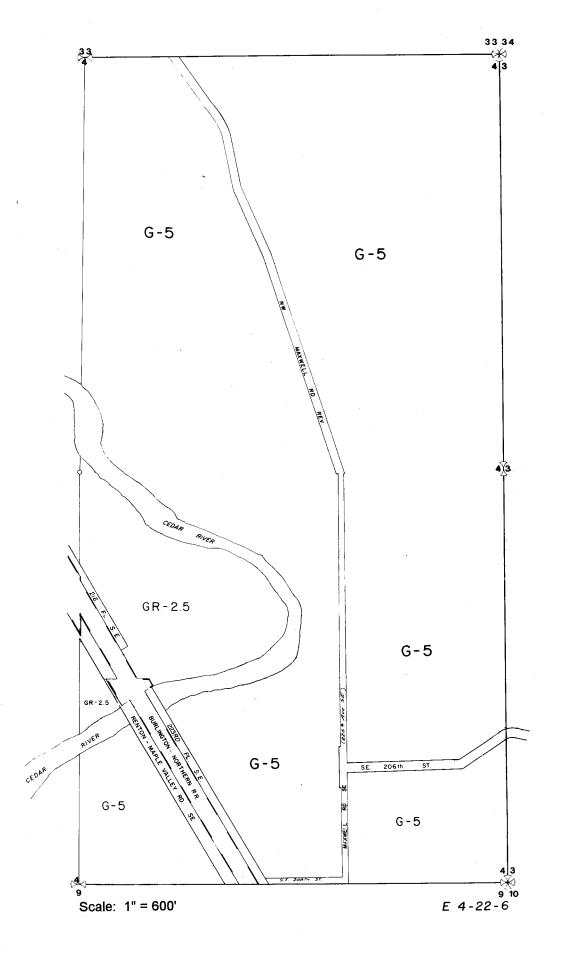
This zoning implements the area's designation as a growth reserve. T/RH Communities Plan Policy #10A designates the portion of the Shadow Lake subarea north of Petrovitsky Road as a growth reserve with overall densities of one home per 2.5 acres. The GR-2.5 zone, by requiring lot clustering, encourages the future conversion of the area to higher densities.



This zoning change is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

### GR-2.5 Growth Reserve, one home per 2.5 acres

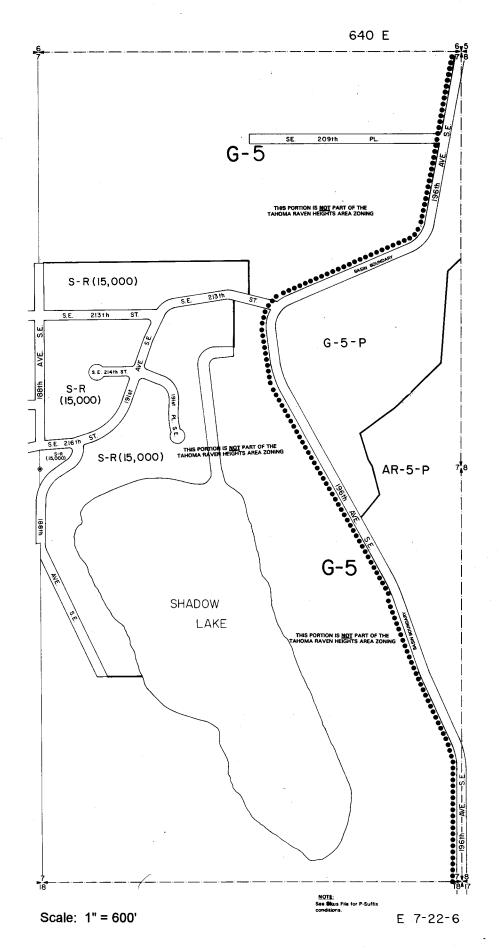
This zoning implements the area's designation as growth reserve. T/RH Communities Plan Policy #10A designates the portion of the Shadow Lake subarea north of Petrovitsky Road as a growth reserve with overall densities of one home per 2.5 acres. The GR-2.5 zone, by requiring lot clustering, encourages the future conversion of the area to higher densities.



This zoning is consistent with the existing character of development within the portion of the Shadow Lake subarea south of Petrovitsky Road. T/RH Communities Plan Policy #10B recognizes the absence of an urban/suburban level of services in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

# AR-5-P, Rural Residential, one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.



This zoning change is consistent with the existing character of development within the portion of the Shadow Lake subarea south of Petrovitsky Road. T/RH Communities Plan Policy #10B recognizes the absence of an urban/suburban level of services in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

### AR-5-P, Rural Residential, one home per five acres

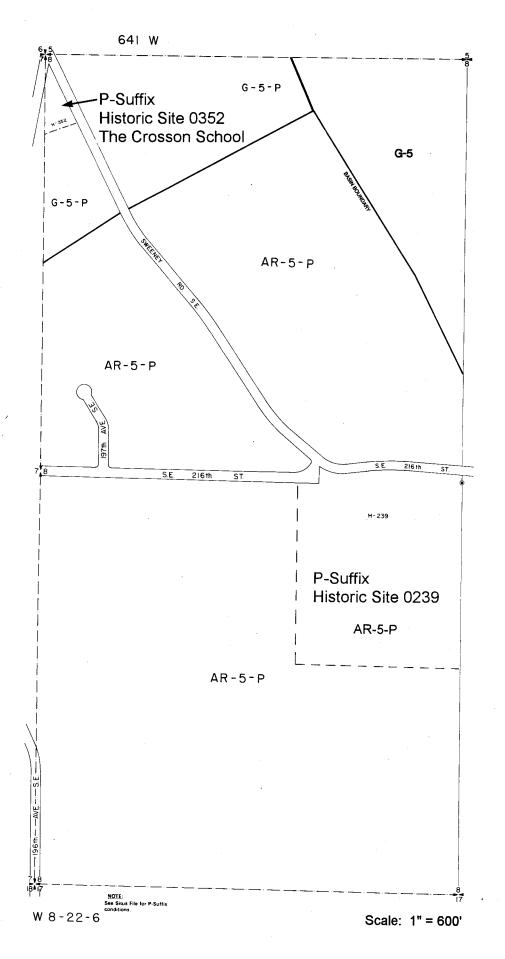
This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### G-5-P, General, one home per five acres

This zoning implements the Soos Creek Basin Plan site development (P-suffix) conditions within the Tahoma/Raven Heights Communities Plan Amendment area. This zoning is consistent with the existing character of development within the portion of the Shadow Lake subarea south of Petrovitsky Road. T/RH Communities Plan Policy #10B recognizes the absence of an urban/suburban level of services in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### P-suffix for Historic Sites

The Crosson School (King County Historic Survey File No. 0352), and the Lagesson Homestead (King County Historic Survey File No. 0239), are found in this half-section at the locations indicated. The Tahoma/Raven Heights Communities Plan recommends that these sites be nominated to the National and/or State Historic Register. This zoning is consistent with T/RH Communities Plan Policies #37 and #38 which encourage the preservation of historic sites. For an explanation of the P-suffix for historic sites and specific conditions on their development, see page 66.



### GR-2.5 Growth Reserve, one home per 2.5 acres

This zoning implements the area's designation as growth reserve. T/RH Communities Plan Policy #10A designates the portion of the Shadow Lake subarea north of Petrovitsky Road as a growth reserve with overall densities of one home per 2.5 acres. The GR-2.5 zone, by requiring lot clustering, encourages the future conversion of the area to higher densities.

### G-5, General, one home per five acres

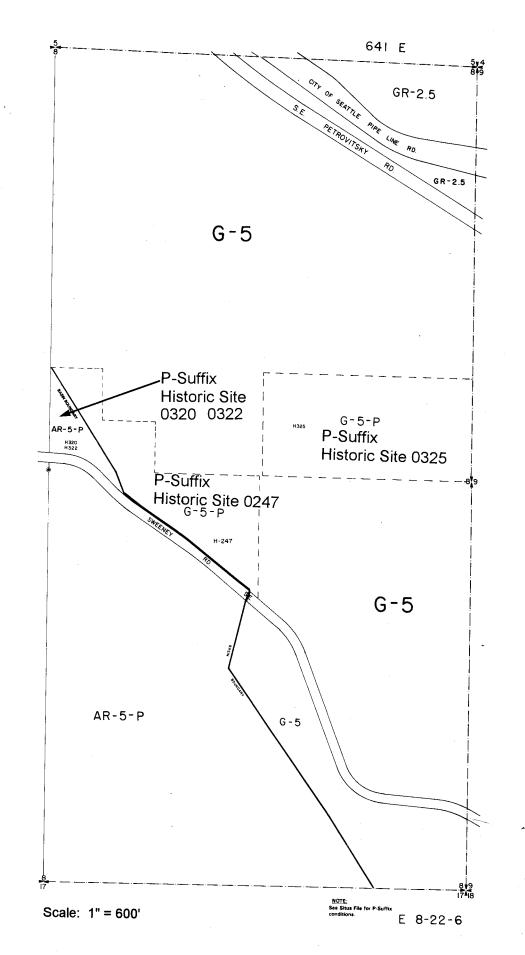
This zoning is consistent with the existing character of development within the portion of the Shadow Lake subarea south of Petrovitsky Road. T/RH Communities Plan Policy #10B recognizes the absence of an urban/suburban level of services in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

### AR-5-P, Rural Residential, one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### P-suffix for Historic Sites

The Lagesson Log Cabin (King County Historic Survey File No. 0320), the Cemetery Market Plot and Marker Burial Plot (King County Historic Survey File No. 0247), and the Ecklund House (King County Historic Survey File No. 0325) are located within this half-section at the sites indicated. The Tahoma/Raven Heights Communities Plan recommends that these sites be nominated to the National and/or State Historic Register. This zoning is consistent with T/RH Communities Plan Policies #37 and #38 which encourage the preservation of historic sites. For an explanation of the P-suffix for historic sites and their specific conditions on development, see page 66.

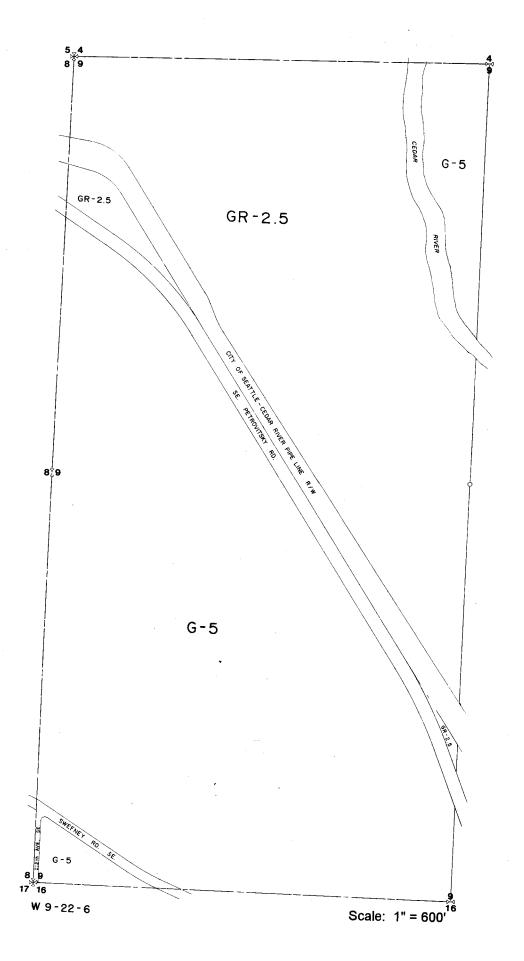


This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character.

This zoning is also consistent with the existing character of development within the portion of the Shadow Lake subarea south of Petrovitsky Road. T/RH Communities Plan Policy #10B recognizes the absence of an urban/suburban level of services in this area and calls for a long-term commitment to maintaining its rural character. Both policies recommend a density of one home per five acres.

### GR-2.5 Growth Reserve, one home per 2.5 acres

This zoning applies the growth reserve concept to the portion of Shadow Lake subarea north of Petrovit-sky Road. T/RH Communities Plan Policy #10A designates this area as growth reserve with overall densities of one home per 2.5 acres. The GR-2.5 zone, by requiring lot clustering, encourages the future conversion of the area to higher densities.



This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This zoning is also consistent with the existing character of development within the portion of the Shadow Lake subarea south of Petrovitsky Road. T/RH Communities Plan Policy #10B recognizes the absence of an urban/suburban level of services in this area and calls for a long-term commitment to maintaining its rural character. Both policies recommend a density of one home per five acres.

### GR-2.5 Growth Reserve, one home per 2.5 acres

This zoning implements this area's designation as growth reserve. T/RH Communities Plan Policy #10A designates the portion of the Shadow Lake subarea north of Petrovitsky Road a growth reserve with overall densities of one home per 2.5 acres. The GR-2.5 zone requires lot clustering which encourages the future conversion of the area to higher densities.

### GR-5, Growth Reserve, one home per five acres

This zoning applies the growth reserve concept to the East Maple Valley subarea. T/RH Communities Plan Policy #10 designates the East Maple Valley subarea as growth reserve with a range of densities allowed. The GR-5 zone, by requiring lot clustering, encourages the future conversion of the area to higher densities.

### BR-N, Mixed Business-Residential Neighborhood Scale\*

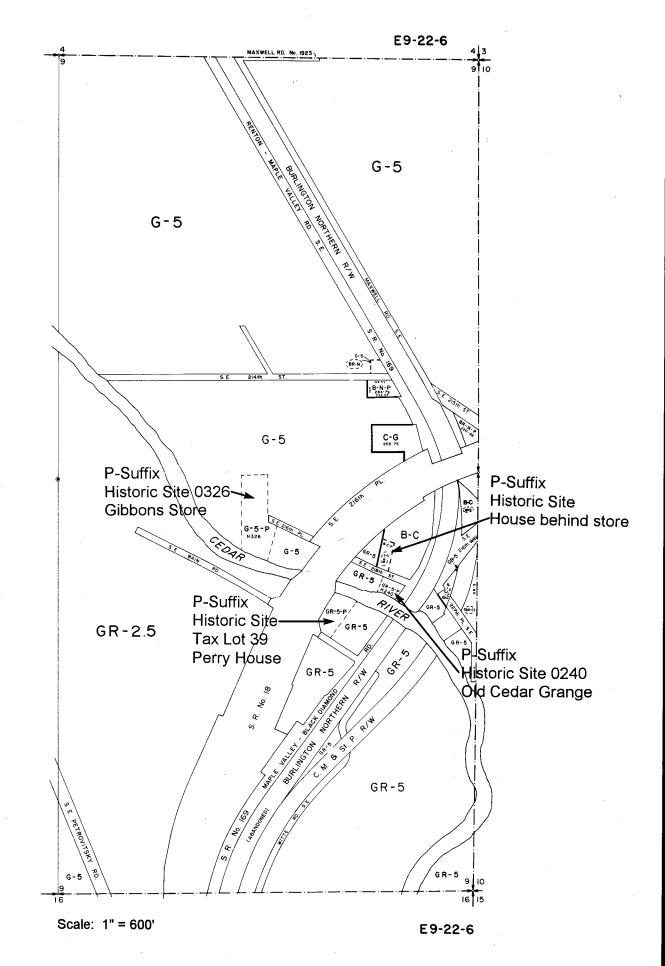
For an explanation of this zoning, see the maps and text under the Maple Valley commercial area discussion, page 46.

# <u>GR-5 (potential BR-C) Growth Reserve, one home per 5 acres (potential Mixed Business-Residential Community scale)\*</u>

For an explanation of this zoning, see the maps and text under the Maple Valley commercial area discussion, page 46.

### P-suffix for Historic Sites

The Gibbon's Store (King County Historic Survey File No. 0326), the Perry House (Tax Lot No. 39), the house on SE 216th Street, and the Old Cedar Grange (King County Historic Survey File No. 0240), are located within this half-section at the sites indicated. The Tahoma/ Raven Heights Communities Plan recommends that these sites be nominated to the National and/or State Historic Register. This zoning is consistent with T/RH Communities Plan Policies #37 and #38 which encourage the preservation of historic sites. For an explanation of the P-suffix for historic sites and specific conditions on their development, see page 66.



This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

### GR-5, Growth Reserve, one home per five acres

This zoning applies the growth reserve concept to the East Maple Valley subarea. T/RH Communities Plan Policy #10 designates the East Maple Valley subarea a growth reserve with a range of densities allowed. The GR-5 zone prescribes an overall density of one home per five acres. Also, the GR-5 zone, by requiring lot clustering, encourages the future conversion of the area to higher densities.

### S-E, Suburban Estate, one home per acre

This zoning reflects King County Council's decision to implement the growth reserve concept in the East Maple Valley subarea with four zones, including SE. T/RH Communities Plan Policy #10 designates the East Maple Valley subarea a growth reserve with a range of densities allowed. The S-E zone prescribes a density of one home per acre. This zoning also recognizes the approved plats of Taylor Creek Meadows and Cheryl Lee Heights.

### B-C-P, Community Business\*

BR-N-P, Mixed Business - Residential Neighborhood Scale\*

RM-2400 (potential BC) Medium Density Multiple-Dwelling (potential Community Business)\*

B-C (potential BR-C), Community Business, (potential Mixed Business-Residential Community Scale)\*

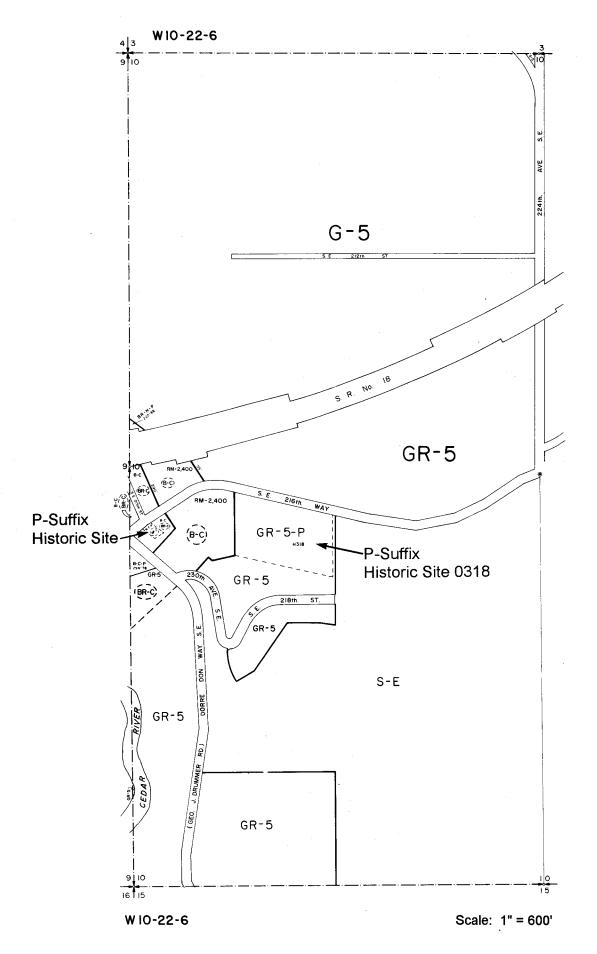
RM-2400 (potential B-C), Medium Density Multiple-Dwelling (potential Community Business)\*

GR-5 (potential BR-C) Growth Reserve, one home per five acres (potential Mixed Business-Residential Community Scale)\*

For an explanation of these zone designations, see the maps and text under the Maple Valley commercial area discussion, page 46.

#### P-suffix for Historic Sites

The beauty shop (old service station) in Maple Valley (Tax Lot #101) and the Maple Valley Grade and High School (King County Historic Survey File No. 0318) are located within this half-section at the sites indicated. The Tahoma/Raven Heights Communities Plan recommends that these sites be nominated to the National and/or State Historic Register. This zoning is consistent with T/RH Communities Plan Policies #37 and #38 which encourage the preservation of historic sites. For an explanation of the P-suffix for historic sites and specific conditions on their development, see pages 66.



This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

### GR-5, Growth Reserve, one home per five acres

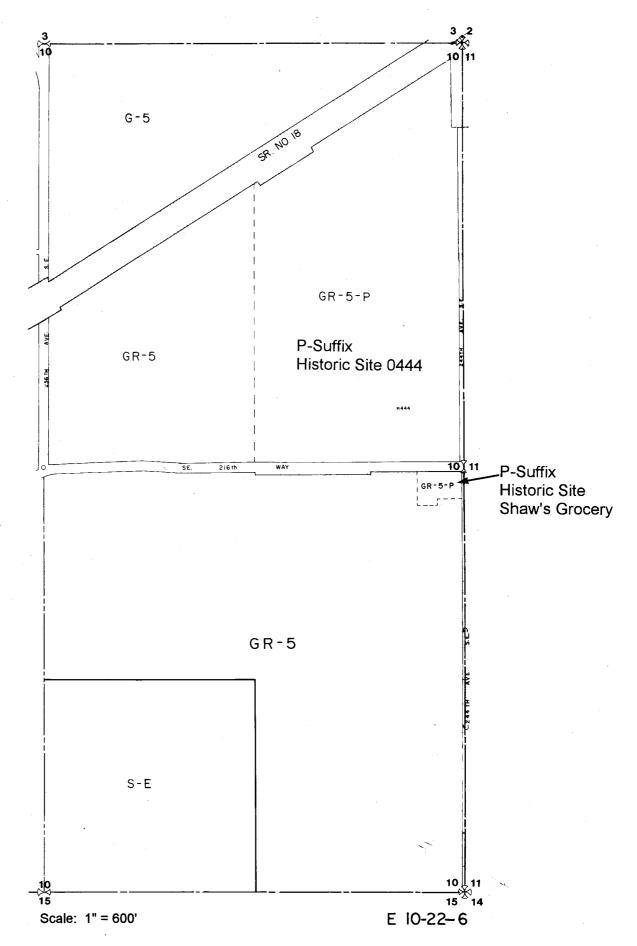
This zoning applies the growth reserve concept to the East Maple Valley subarea. T/RH Communities Plan Policy #10 designates this area as growth reserve with a range of densities. The GR-5 zone prescribes an overall density of one home per five acres. Also the GR-5 zone, by requiring lot clustering, encourages the future conversion of the area to higher densities.

### S-E, Suburban Estate, one home per acre

This zoning reflects the King County Council's decision to implement the growth reserve concept in the East Maple Valley with four zones, including S-E. T/RH Communities Plan Policy #10 designates this area as growth reserve with a range of densities. The S-E zone prescribes a density of one home per acre. This zoning also recognizes the approved plat of Cheryl Lee Heights.

### P-suffix for Historic Sites

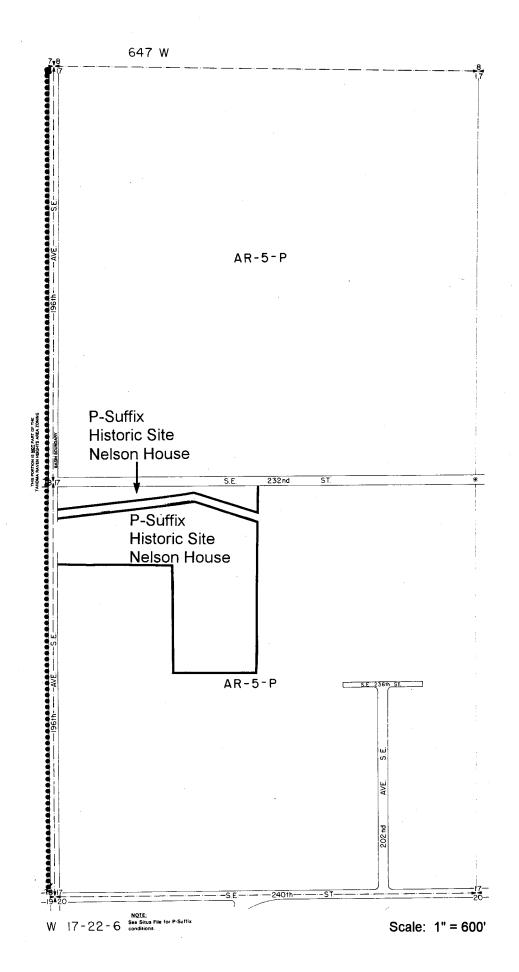
The Olaf Olsen house (King County Historic Survey File No. 0444) and Shaw's Grocery (Tax Lot #84) are located within this half-section at the sites indicated. The Tahoma/Raven Heights Communities Plan recommends that these sites be nominated to the National and/or State Historic Register. This zoning is consistent with T/RH Communities Plan Policies #37 and #38 which encourage the preservation of historic sites. For an explanation of the P-suffix for historic sites and specific conditions on their development, see page 66.



This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### P-suffix for Historic Sites

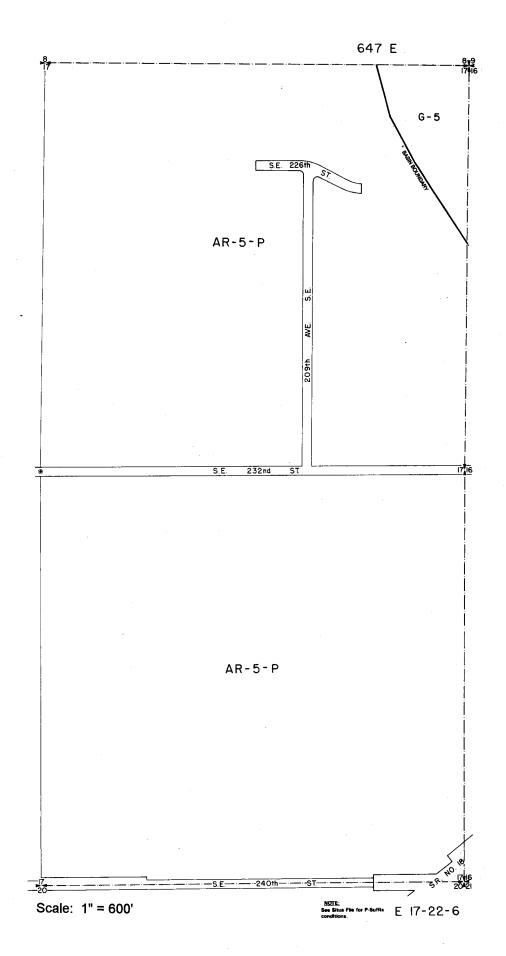
The Nelson House (Lot 2, S.P. 580130) is located within this half-section at the site indicated. The Tahoma/Raven Heights Communities Plan recommends that these sites be nominated to the National and/or State Historic Register. This zoning is consistent with T/RH Communities Plan Policies #37 and #38 which encourage the preservation of historic sites. For an explanation of the P-suffix for historic sites and specific conditions on their development, see page 66.



This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### G-5, General, one home per five acres

This zoning is consistent with the existing character of development within the portion of the Shadow Lake subarea south of Petrovitsky Road. T/RH Communities Plan Policy #10B recognizes the absence of an urban/suburban level of services in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.



This zoning is consistent with the existing character of development within the portion of the Shadow Lake subarea south of Petrovitsky Road. T/RH Communities Plan Policy #10B recognizes the absence of an urban/suburban level of services in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

# AR-5-P, Rural Residential, one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

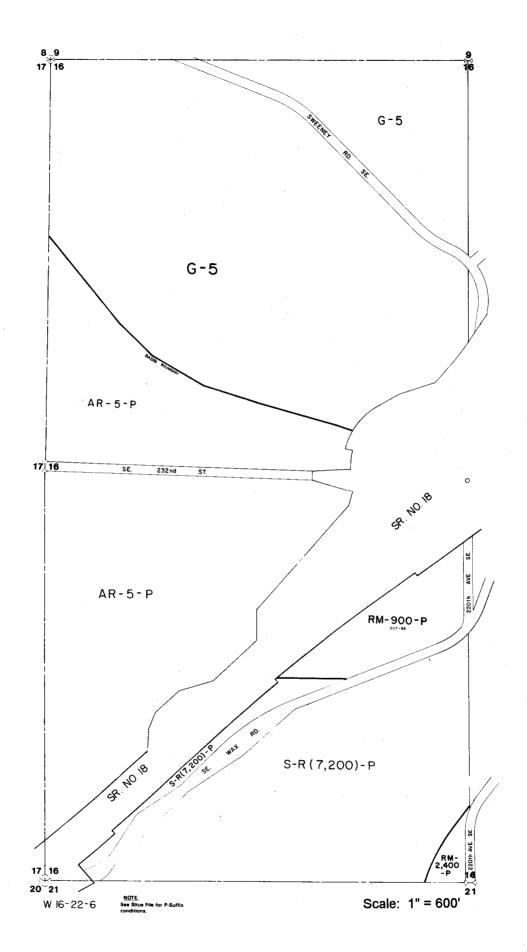
### S-R (7200-P), Suburban Residential

This zoning is consistent with the area's inclusion in the Sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where there are adequate services. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural uses within this designated high-density single-family residential area. The application of S-R (7200) --which allows both higher density single-family uses and rural and semi-rural uses--is more consistent with this policy than the application of RS (7200) zoning, which restricts uses to those of a more urban character. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### RM-900-P Maximum Density Multiple-Dwelling\*

### RM-2400-P Medium Density Multiple Dwelling\*

For an explanation of this zoning, see the maps and text under the Wilderness Village commercial area discussion, page 29.



### A, Agricultural

This zoning applies an agricultural designation to this site to preserve agricultural land and discourage urban development in areas particularly suited for agricultural pursuits; it allows limited residential development and promotes agriculture supporting uses.

# G-5, General, one home per five acres

This zoning is consistent with the existing character of development within the portion of the Shadow Lake subarea south of Petrovitsky Road. T/RH Communities Plan Policy #10B recognizes the absence of an urban/suburban level of services in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

# GR-5, Growth Reserve, one home per five acres

This zoning applies the growth reserve concept to the East Maple Valley subarea. T/RH Communities Plan Policy #10 designates this area as a growth reserve with a range of densities. The GR-5 zone prescribes an overall density of one home per five acres. The GR-5 zone, by requiring lot clustering, encourages the future conversion of the area to higher densities.

# GR-2.5 Growth Reserve, one home per 2.5 acres

This zoning applies the growth reserve concept to the portion of Shadow Lake subarea north of Petrovitsky Road. T/RH Communities Plan Policy #10A designates this area as growth reserve with an overall density of one home per 2.5 acres. The GR-2.5 zone, by requiring lot clustering, encourages the future conversion of this area to higher densities.

# S-R 7200-P, Suburban Residential

This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where there are adequate public services. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural uses within this designated high-density single-family residential area. Applying the SR 7200-P zone allows both urban and rural uses. This zoning implements the Soos Creek Basin Plan site development (P-suffix) conditions on properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights

RM-2400-P (potential BR-C), Medium Density Multiple Dwelling (potential Mixed Business-Residential Community scale\*

# RM-900-P, Maximum Density Multiple-Dwelling

B-C-P (potential BR-C-P) Community Business (potential Mixed Business-Residential Community Scale)\*

S-R 7200-P (potential BR-C-P) Suburban Residential (potential Mixed Business-Residential Community Scale)\*

S-R (7200)-P (potential B-C-P) Suburban Residential (potential Community Business)\*

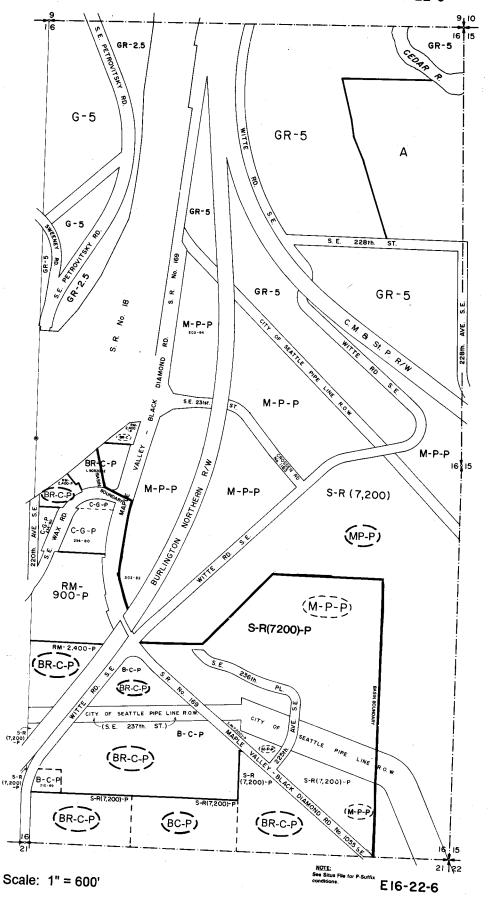
# C-G-P, General Commercial\*

MP-P, Manufacturing Park\*

BRC-P, Mixed Business-Residential Community scale

# S-R 7200-P (potential MP-P) Suburban Residential (potential Manufacturing Park)\*

For an explanation of multifamily, commercial, and manufacturing zoning, see the Wilderness Village commercial area discussion, page 29.



### GR-5, Growth Reserve, one home per five acres

This zoning applies the growth reserve concept to the East Maple Valley subarea. T/RH Communities Plan Policy #10 designates the East Maple Valley subarea as growth reserve with a range of densities allowed. The GR-5 zone prescribes an overall density of one home per five acres. Also, the GR-5 zone, by requiring lot clustering, encourages the future conversion of the area to higher densities.

### S-E, Suburban Estate, one home per acre

This zoning reflects the King County Council's decision to implement the growth reserve concept in the East Maple Valley subarea with four zones, including S-E. T/RH Communities Plan Policy #10 designates this area as growth reserve with a range of densities allowed. The S-E zone prescribes a density of one home per acre. This zoning change also recognizes the approved plat of Cheryl Lee Heights.

### S-C, Suburban Cluster

This zoning reflects the King County Council's decision to implement the growth reserve concept in the East Maple Valley subarea with four zones, including S-C. T/RH Communities Plan Policy #10 designates this area as growth reserve with a range of densities allowed. The SC zone requires lot clustering and may allow future resubdivision.

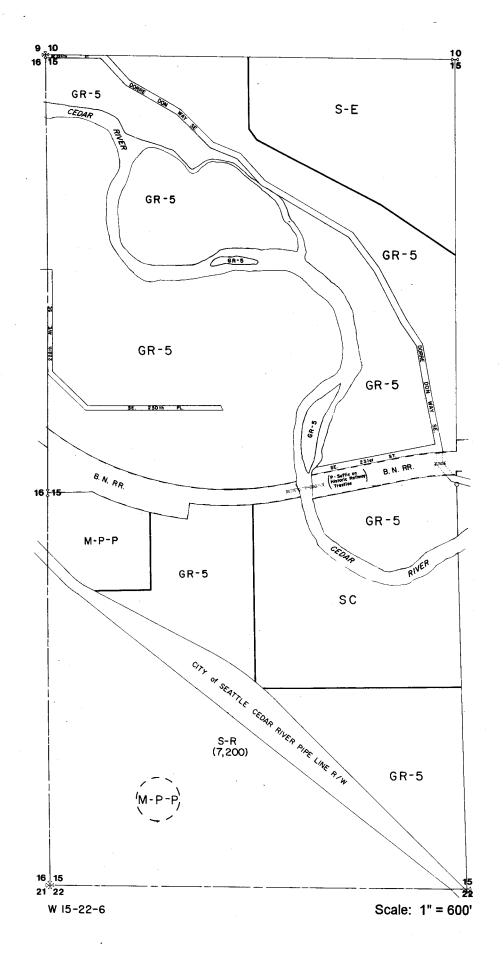
# S-R 7200, (potential MP-P) Suburban Residential (potential Manufacturing Park)\*

### MP-P, Manufacturing Park\*

For an explanation of this zoning, see the Wilderness Village commercial area discussion, page 29.

#### P-suffix for Historic Sites

The old railway trestle in Dorre Don is located in this half-section at the site indicted. The Tahoma/Raven Heights Communities Plan recommends that these sites be nominated to the National and/or State Historic Register. This zoning is consistent with T/RH Communities Plan Policies #37 and #38 which encourage the preservation of historic sites. For an explanation of the P-suffix for historic sites and specific conditions on their development, see page 66.



### S-E, Suburban Estate, one home per acre

This zoning reflects the King County Council's decision to implement the growth reserve concept in the East Maple Valley subarea with four zones, including S-E. T/RH Communities Plan Policy #10 designates this area as growth reserve with a range of densities. The S-E zone prescribes a density of one home per acre. This zoning also recognizes the approved plat of Cheryl Lee Heights.

### GR-5, Growth Reserve, one home per five acres

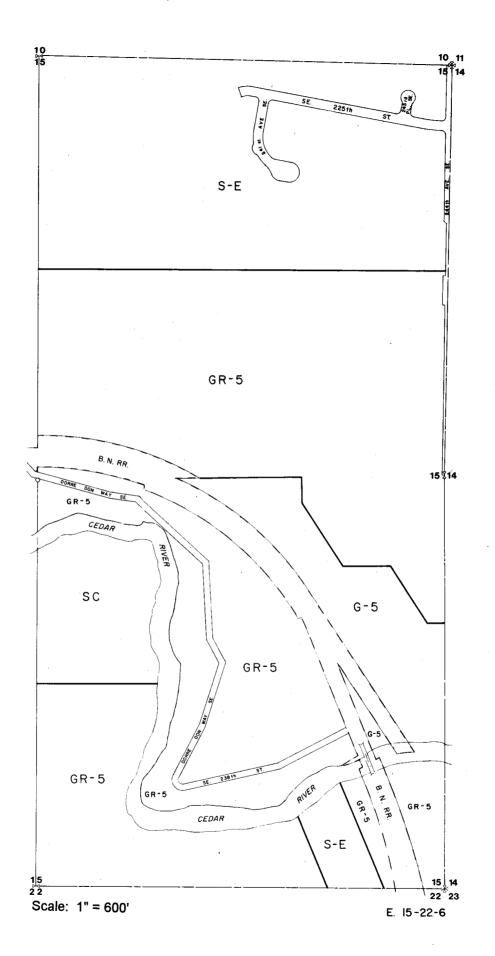
This zoning applies the growth reserve concept to the East Maple Valley subarea. T/RH Communities Plan Policy #10 designates this area as a growth reserve with a range of densities allowed. The GR-5 zone prescribes an overall density of one home per five acres. The GR-5 zone, by requiring lot clustering, also encourages the future conversion of this area to higher densities.

### G-5, General, one home per five acres

This zoning reflects the environmentally sensitive nature of the site.

### S-C, Suburban Cluster

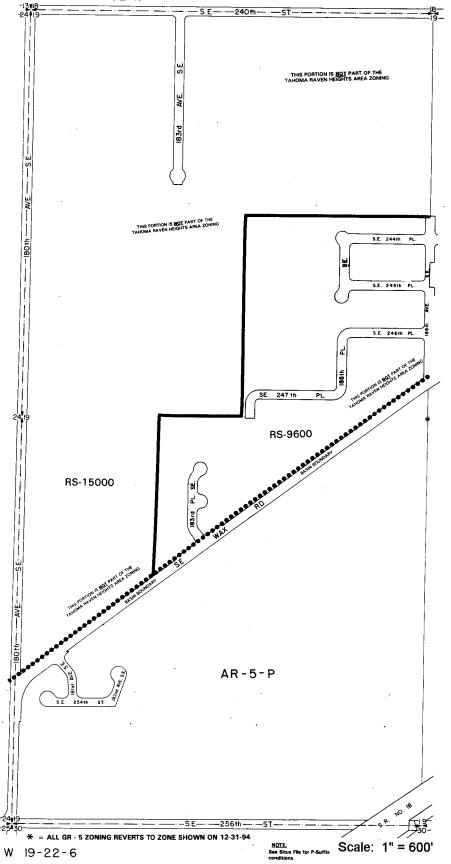
This zoning reflects the King County Council's decision to implement the growth reserve concept in the East Maple Valley subarea with four zones, including S-C. T/RH Communities Plan Policy #10 designates this area as growth reserve with a range of densities allowed. The S-C zone prescribes an overall density of one home per acre. The S-C zone requires lot clustering and may allow future resubdivision.



### W 19-22-6 652 W

# AR-5-P, Rural Residential, one home per five acres

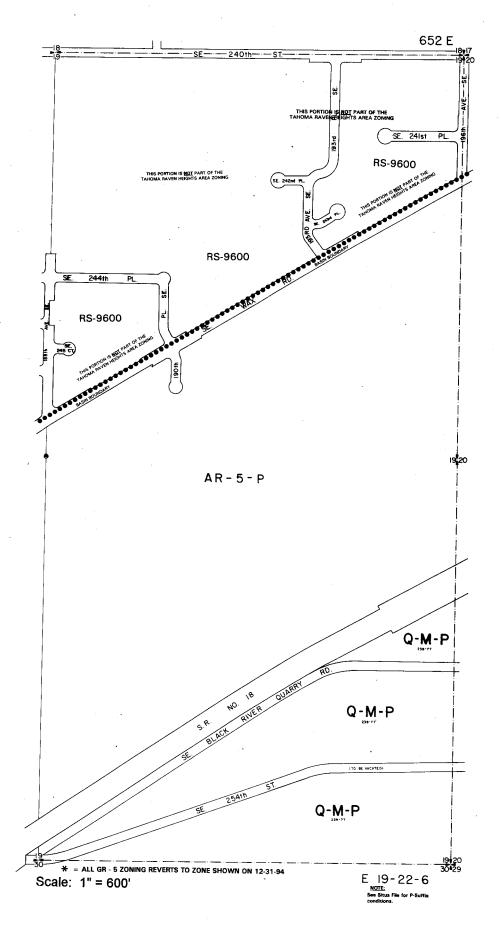
This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.



This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### Q-M-P, Quarry-Mining

This zoning implements the Quarrying and Mining designation and this site and applies the conditions established by rezone file no. 239-77.



### W 20-22-6 653W

### AR-5-P, Rural Residential, one home per five acres

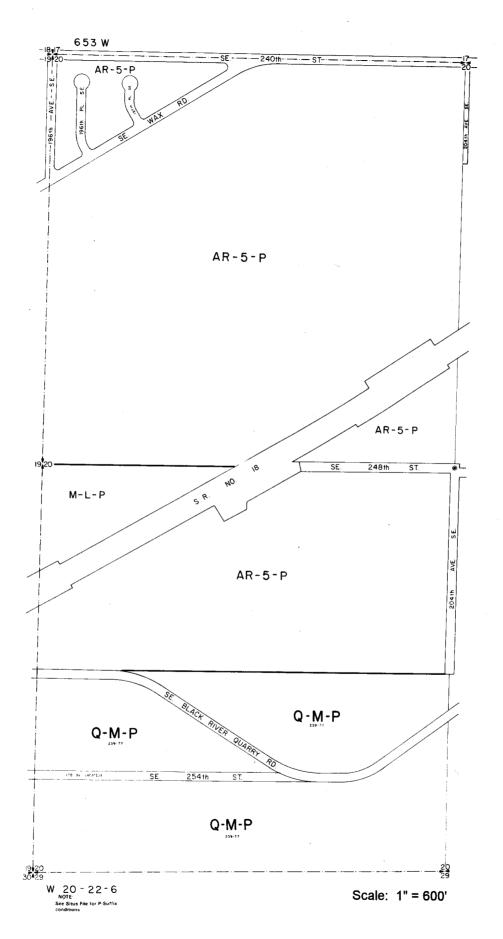
This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### M-L-P, Light Manufacturing

This zoning implements the light manufacturing designation and applies the Soos Creek Basin Plan site development (P-suffix) conditions on properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### Q-M-P, Quarrying-Mining

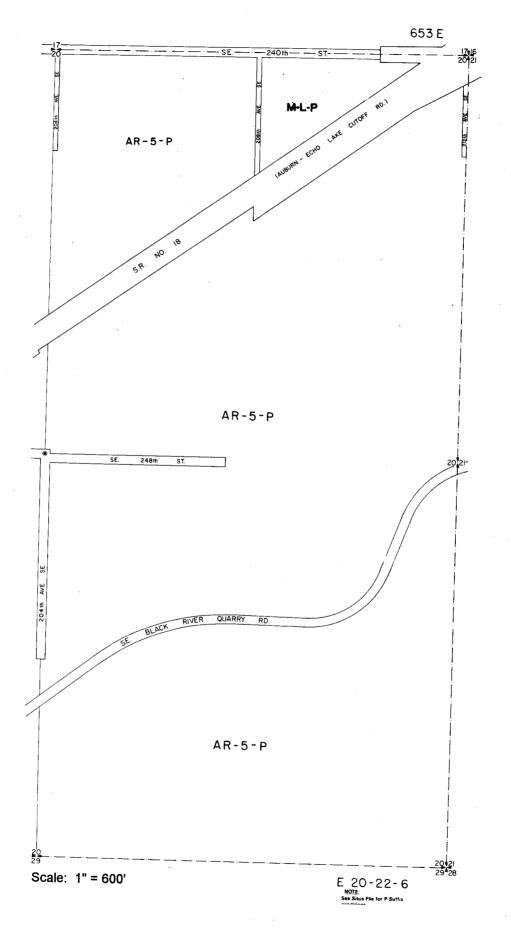
This zoning implements the Quarrying and Mining designation and this site and applies the conditions established by rezone file no. 239-77.



This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### M-L-P, Light Manufacturing

This zoning implements the light manufacturing designation and applies the Soos Creek Basin Plan site development (P-suffix) conditions on properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.



### S-R 7200-P and SR 9600-P, Suburban Residential

This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. Both the S-R (7200) and S-R (9600) zones are consistent with the three to six homes per acre density recommended in this policy. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single-family residential development. Applying S-R zoning allows both urban and rural activities. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions on properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### S-R-P, Suburban Residential

This zoning implements the Suburban Residential designation at this location and the Tahoma/Raven Heights Communities Plan Amendment conditions. The conditions established by Rezone File No. 205-84, also apply at this site. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### RS 15,000-P, Residential Single Family

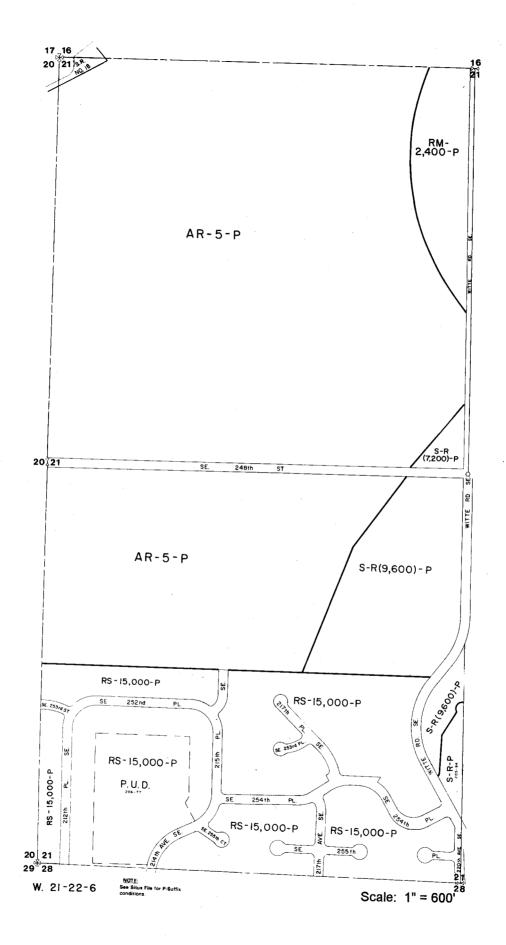
This zoning reflects the King County Council's decision to recognize the existing pattern of development in this area at a density of two to three homes per acre. This zoning recognizes the Planned Unit Development designation at this location which is subject to the conditions established by Rezone File No. 206-77. This zoning also applies the Soos Creek Basin Plan site development (P-suffix) conditions on properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### RM-2400-P, Medium Density Multiple-Dwelling\*

For an explanation of this zoning, see the Wilderness Village commercial area discussion, page 29.

### AR-5-P, Rural Residential, one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.



# S-R (7200)-P and S-R (9600)-P, Suburban Residential

This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. Both the SR (7200) and SR (9600) zones are consistent with the three to six units per area density recommended in this policy. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single family residential development. Applying S-R zoning allows both urban and rural activities. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## S-R-P, Suburban Residential

This zoning implements the Suburban Residential designation at this location and applies the conditions established in Rezone File No. 205-84. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### S-R (7200) P<sub>1</sub>

This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher-density single-family residential development where adequate services exist. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher-density single-family residential development. Applying S-R zoning allows both urban and rural activities. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

This zoning also continues the following P-suffix conditions on these properties, related to the establishment of an anticipated east-west arterial connecting SR-169 and Witte Road SE:

- Approval of the subdivision or short platting of these properties should include establishment of this arterial, dedication of sufficient right-of-way (841) to meet County road standards, and construction of this road to standards approved by the King County Department of Public Works. These conditions are to be implemented at the time of subdivision review and approval. They are not intended to apply to residential building permit applications once a subdivision has been approved and these conditions have been satisfied.
- Any building construction on the present Lake Wilderness Elementary School site should be set back 72 feet from the north property line.

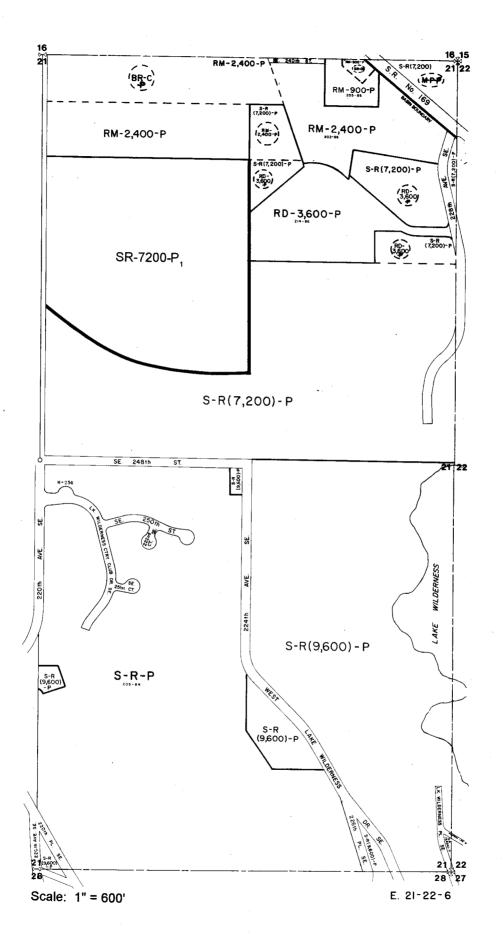
RM-2400 P, Medium Density Multiple Dwelling and RM-2400 P (potential BR-C), Medium Density Multiple Dwelling (potential Mixed Business - Residential Community scale).\*

S-R (7200) P (potential RM-2400 P), Suburban Residential (potential Medium Density Multiple-Dwelling) and S-R (7200) P (potential RD-3600-P), Suburban Residential (potential Low Density Multiple-Dwelling)\*

RM-900-P (potential BR-C), Maximum Density Multiple-Dwelling (potential Mixed Use Residential Community scale).\*

# SR 7200 (potential MP-P), Suburban Residential (potential Manufacturing Park)\*

For an explanation of this zoning and P-suffix conditions, please see the Wilderness Village commercial area discussion, page 29.



# S-R (7200) and S-R (9600), Suburban Residential

This zoning is consistent with the area's inclusion in the sewer Local Service Area. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. Both the S-R (7200) and S-R (9600) zones are consistent with the three to six units per acre density recommended in this policy. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single-family residential development. Applying S-R zoning allows both urban and rural activities.

## S-R (7200)-P and S-R (9600)-P, Suburban Residential

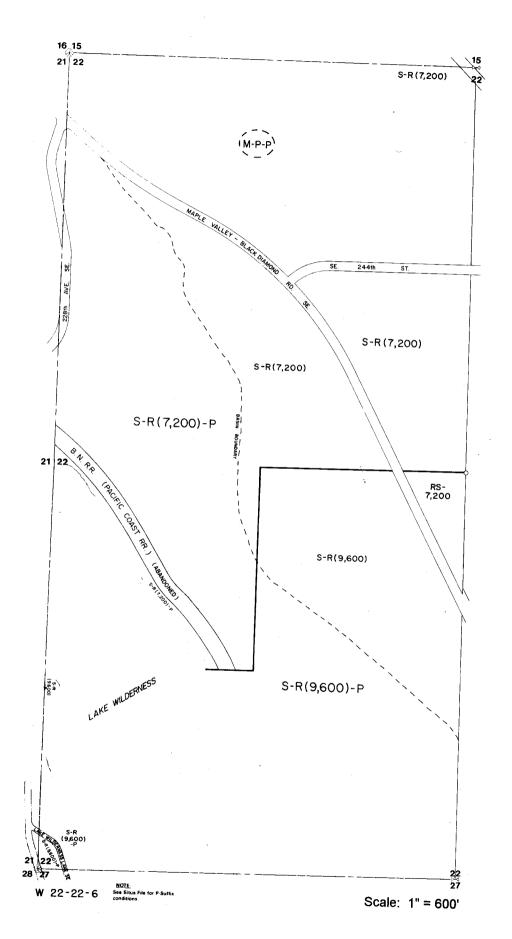
This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. Both the SR (7200) and SR (9600) zones are consistent with the three to six units per area density recommended in this policy. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single family residential development. Applying S-R zoning allows both urban and rural activities. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## RS-7200, Residential Single Family

This zoning is consistent with the area's inclusion in the sewer Local Service Area. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. The RS (7200) zone -- which restricts activities to those of an urban nature -- is consistent with the existing developed plat on this site.

### S-R (7200) (potential MP-P)\*

For an explanation of this zoning and P-suffix conditions, please see the Wilderness Village commercial area discussion, page 29.



# G-5, General, one home per five acres

This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

# GR-5, Growth Reserve, one home per five acres

This zoning applies the growth reserve concept to the East Maple Valley subarea. T/RH Communities Plan Policy #10 designates the East Maple Valley subarea a growth reserve with a range of densities allowed. The GR-5 zone prescribes an overall density of one home per five acres. The GR-5 zone, by requiring lot clustering, also encourages the future conversion of the area to higher densities.

## S-E, Suburban Estate, one home per acre

This zoning reflects the King County Council's decision to implement the growth reserve concept in the East Maple Valley Subarea with four zones, including SE (T/RH Communities Plan policy #10). This zoning also recognizes the approved plat of O'Brien's Cedar Valley.

# S-R (7200) and S-R (9600), Suburban Residential

This zoning is consistent with the area's inclusion in the sewer Local Service Area. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. Both the S-R (7200) and S-R (9600) zones are consistent with the three to six homes per acre density recommended in this policy. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single-family residential development. Applying S-R zoning allows both urban and rural activities.

## S-R (9600)-P, Suburban Residential

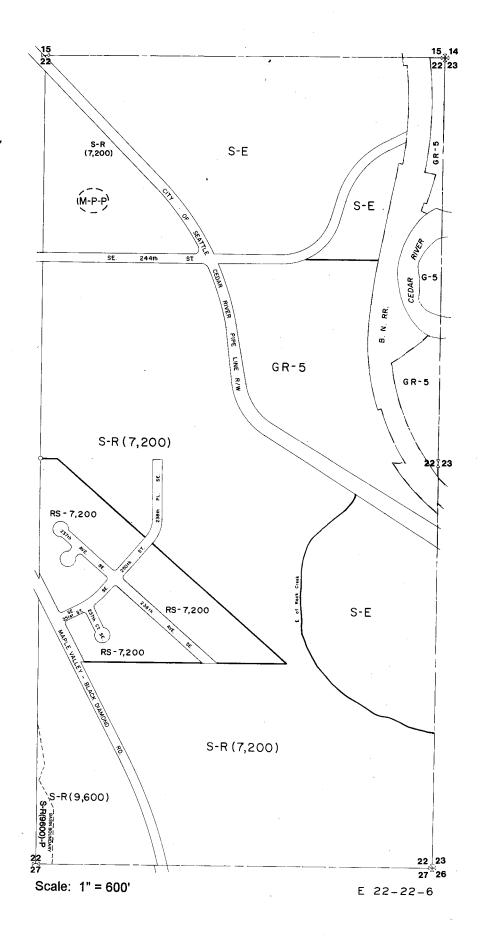
This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment Study area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## RS-7200, Residential Single Family

This zoning is consistent with the area's inclusion in the sewer Local Service Area. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. The RS (7200) zone -- which restricts activities to those of an urban nature -- is consistent with the existing developed plat on this site.

# S-R (7200) (potential MP-P), Suburban Residential (potential Manufacturing Park)\*

For an explanation of this zoning, please see the Wilderness Village commercial area discussion, page 29.



### AR-5-P, Rural Residential, one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### S-R (7200)-P, Suburban Residential

This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where there are adequate services. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single-family residential development. Aplying S-R zoning allows both urban and rural activities. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### RS-7200-P, Residential Single Family

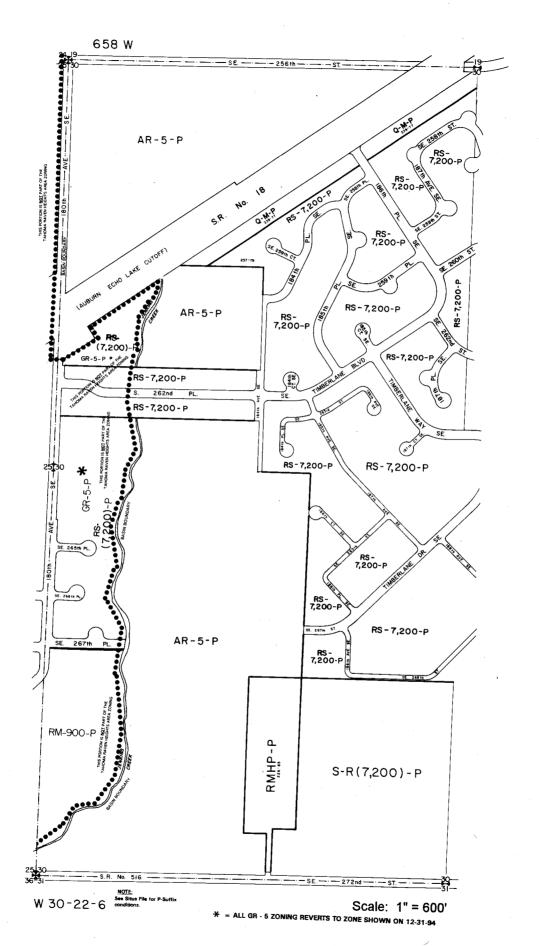
This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. The RS (7200) zone -- which restricts activities to those of an urban nature -- is consistent with the existing developed plat in this area. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### RMHP-P, Residential Mobile Home Park

This zoning recognizes the mobile home park at this location subject to the conditions established in rezone file no. 226-85.

#### QM-P, Quarrying Mining

This zoning implements the Quarrying and Mining designation and this site and applies the conditions established by rezone file no. 239-77.



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This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. The RS (7200) zone -- which limits activities to those of an urban nature -- reflects the existing plats in this area. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## S-R 7200-P, Suburban Residential

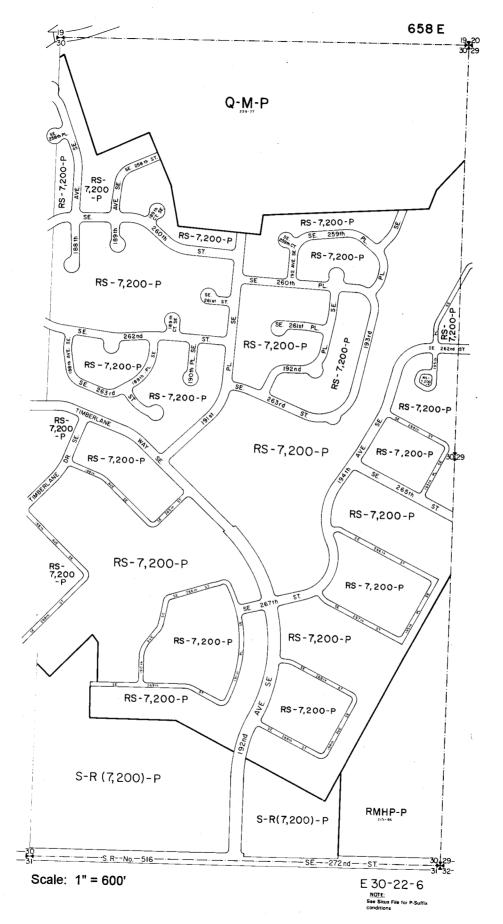
This zoning is consistent with the area's inclusion in the Sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where there are adequate services. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-ruralactivities in areas designated for higher density single-family development. Applying S-R zoning allows both urban and rural activities. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### RMHP-P, Residential Mobile Home Park

This zoning recognizes the mobile home park at this location subject to the conditions established in Rezone File No. 215-86.

## Q-M-P, Quarrying-Mining (Potential)

This zoning implements the Quarrying and Mining designation at this site and applies the conditions established by Rezone file No. 239-77.



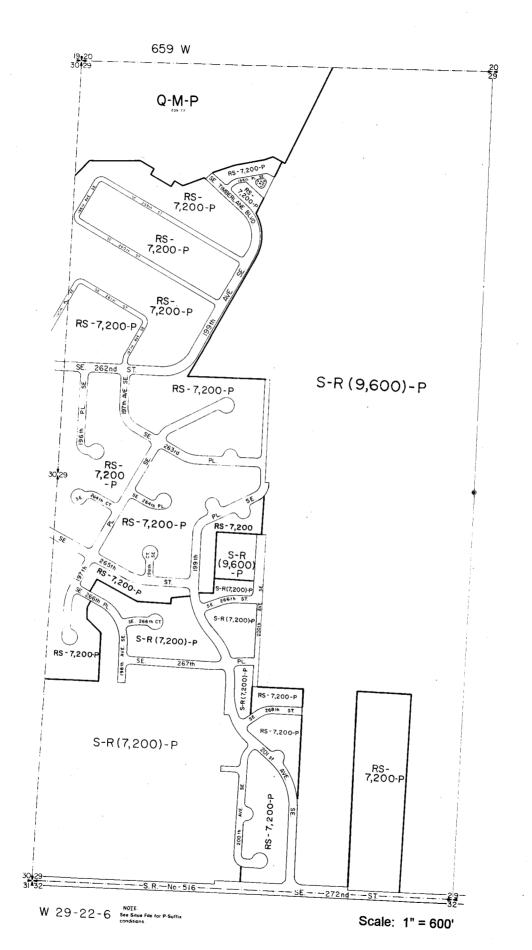
This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. The RS (7200) zone -- which restricts activities to those of an urban nature -- reflects the existing plats in this area. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## S-R (7200)-P and S-R (9600)-P, Suburban Residential

This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. Both the S-R (7200) and S-R (9600) zone are consistent with the three to six units per acre density recommended in this policy. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural uses within this designated high-density single-family residential area. Applying S-R zoning allows both urban and rural activities. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### QM-P, Quarrying and Mining

This zoning implements the Quarrying and Mining designation and this site and applies the conditions established by rezone file no. 239-77.



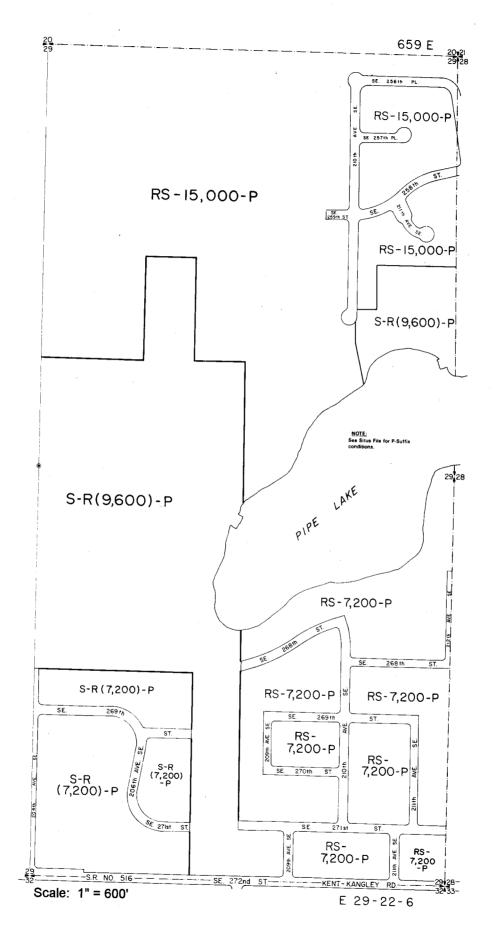
This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. The RS zoning -- which limits uses to those of an urban nature -- reflects existing plats in this area. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### S-R 7200-P and S-R 9600-P, Suburban Residential

This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. Both the S-R (7200) and S-R (9600) zones are consistent with the three to six homes per acre density recommended in this policy. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single-family residential development. Applying S-R zoning allows both urban and rural activities. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable (P-suffix) conditions, please see the Tahoma/Raven Heights Communities Plan Amendments Section.

### RS-15,000-P, Residential Single Family

This zoning reflects the King County Council's decision to recognize the existing pattern of development in this area at a density of two to three homes per acre allowed under the RS-15,000 zone. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment Study area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.



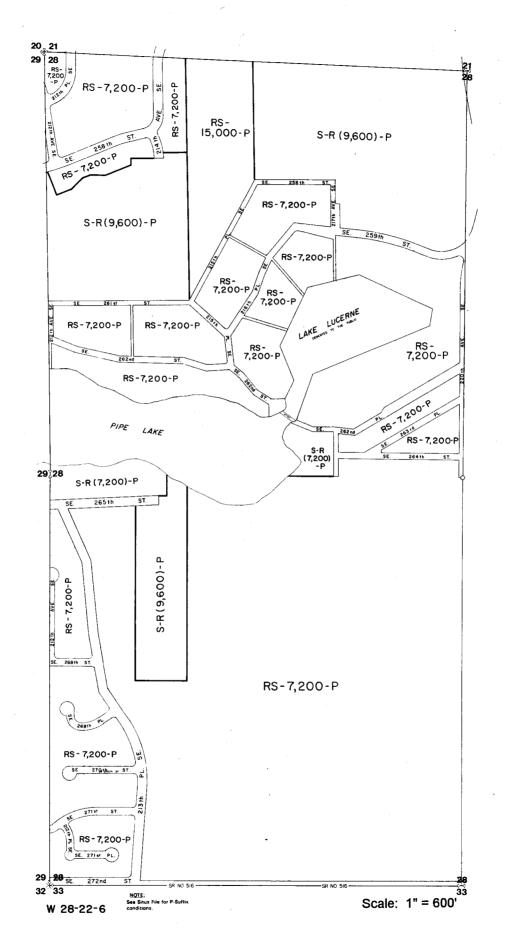
This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. The RS zoning -- which limits uses to those of an urban nature -- reflects existing plats in this area. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## S-R 7200-P and S-R 9600-P, Suburban Residential

This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. Both the S-R (7200) and S-R (9600) zones are consistent with the three to six homes per acre density recommended in this policy. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single-family residential development. Applying S-R zoning allows both urban and rural activities. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### RS-15,000-P, Residential Single Family

This zoning reflects the King County Council's decision to recognize the existing pattern of development in this area at a density of two to three homes per acre allowed under the RS-15,000 zone. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.



This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. The RS zoning -- which limits uses to those of an urban nature -- reflects existing plats in this area. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

# S-R 7200-P and S-R 9600-P, Suburban Residential

This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. Both the S-R (7200) and S-R (9600) zones are consistent with the three to six homes per acre density recommended in this policy. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single-family residential development. Applying S-R zoning allows both urban and rural activities. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

# AR-5-P, Rural Residential-one home per 5 acres

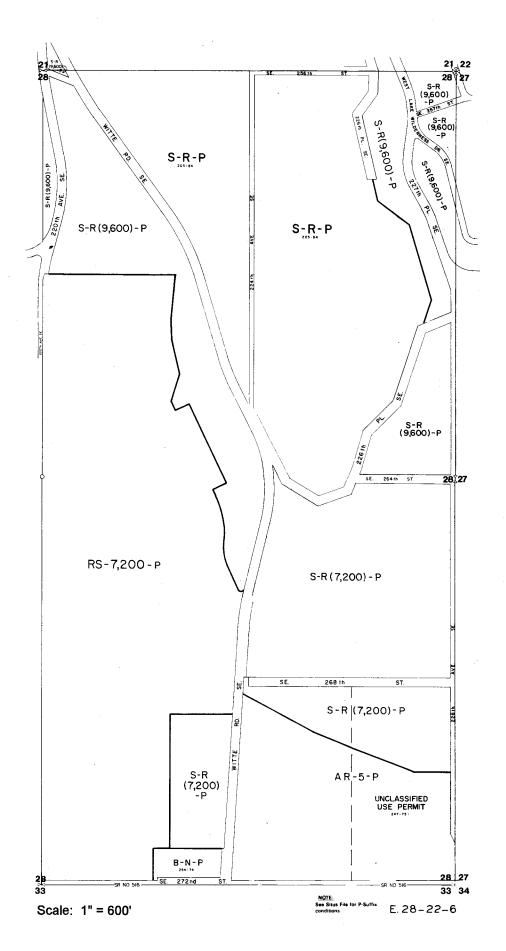
This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. This zoning also recognizes the existing gravel pit operations and applies conditions established by Unclassified Use Permit File No. 247-75. For an explanation of the applicable Tahoma/Raven Heights Communities Plan Amendment site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## S-R-P, Suburban Residential

This zoning implements the Suburban Residential designation at this location, the Tahoma/Raven Heights Community Plan Amendment conditions and applies the conditions established in rezone file no. 205-84. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## B-N-P, Neighborhood Business

This zoning recognizes the past King County Council action on this site, applies the conditions established by rezone file no. 254-74, and applies the Tahoma Raven Heights Communities Plan Amendment conditions. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Community Plan Amendment Section.



## S-R 7200-P and S-R 9600-P, Suburban Residential

This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where there are adequate services. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated fir higher density single-family residential development. Aplying S-R zoning allows both urban and rural activities. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## S-R 7200 and S-R 9600, Suburban Residential

This zoning is consistent with the area's inclusion in the sewer Local Service Area. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. Both the S-R (7200) and S-R (9600) zones are consistent with the three to six homes per acre density recommended in this policy. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single-family residential development. Applying S-R zoning allows both urban and rural activities.

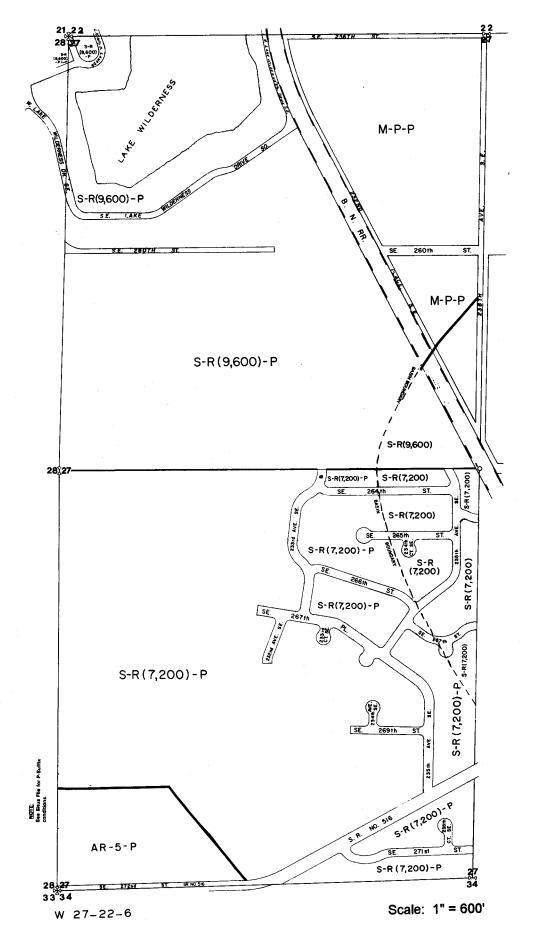
## AR-5-P, Rural Residential, one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### M-P-P, Manufacturing Park\*

For an explanation of this zoning please see the Four Corners commercial area discussion, page

That portion of the area zoned M-P-P within the Soos Creek Basin is also subject to the Soos Creek Basin Plan site development (P-suffix) conditions. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.



#### S-R 7200, Suburban Residential

This zoning is consistent with the area's inclusion in the sewer Local Service Area. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single-family residential development. Applying S-R zoning allows both urban and rural activities.

## AR-5-P, Rural Residential-one home per 5 acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## S-R (7200)-P, Suburban Residential

This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single-family residential development. Applying S-R zoning allows both urban and rural activities. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### **C-G General Commercial\***

RM-900-P, Maximum Density Multiple-Dwelling\*

S-R 7200, (potential RM-900), Suburban Residential, (potential Maximum Density Multiple Dwelling)\*

S-R 7200, (potential B-C) Suburban Residential, (potential Community Business)\*

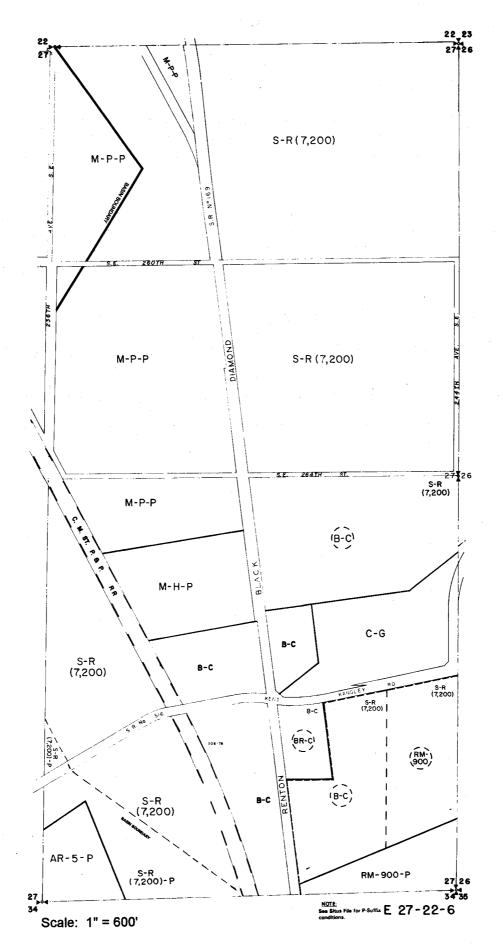
B-C, (potential BR-C), Community Business, (potential Mixed Business-Residential Community scale)\*

### M-P-P, Manufacturing Park\*

That portion of the area zoned M-P-P within the Soos Creek Basin is also subject to the Soos Creek Basin Plan site development (P-suffix) conditions. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## M-H-P, Heavy Manufacturing\*

For an explanation of this zoning, please see the Four Corners commercial area discussion, page 40.



## G-5, General, one home per five acres

This zoning is consistent with the existing character of the development in the Southeast subarea. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

#### F-R, Forest-Recreation

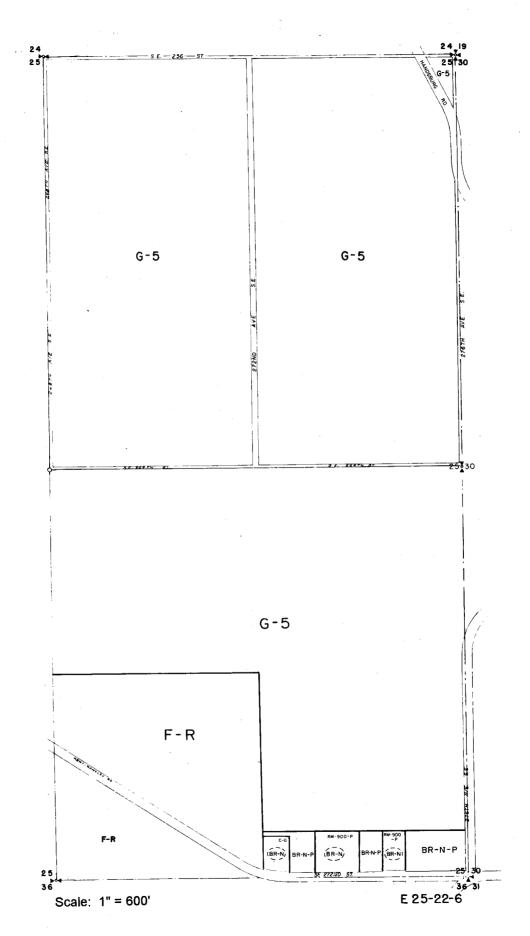
This zoning recognizes property currently managed for timber production. T/RH Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow "... the development of forest land for the sustained production of forest products and the development of compatible uses."

# BR-N-P, Mixed Business - Residential Neighborhood Scale\*

RM-900-P, (potential BR-N), Maximum Density Multiple-Dwelling, (potential Mixed Business-Residential Neighborhood Scale)\*

C-G, (potential BR-N), General Commercial, (potential Mixed Business-Residential Neighborhood Scale)\*

For an explanation of this zoning, please see the Ravensdale commercial area discussion, page 54.



# S-E-P/PUD, Suburban Estates/Planned Unit Development

This zoning recognizes the established character of one-acre development on this property within the Tahoma/Raven Heights Communities Plan Amendment area . T/RH Communities Plan Policy #9 discourages development at densities which require a broad range of public services but do not efficiently use those services. This policy limits such development to Mirrormont and the area between SR 516 and the Covington-Sawyer Road where such densities are already established. The Plan applies Suburban Estates (S-E) zoning to these permanent one-acre areas and recognizes the approved Planned Unit Development subject to the conditions established by Rezone File No. 205-85. This zoning also applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

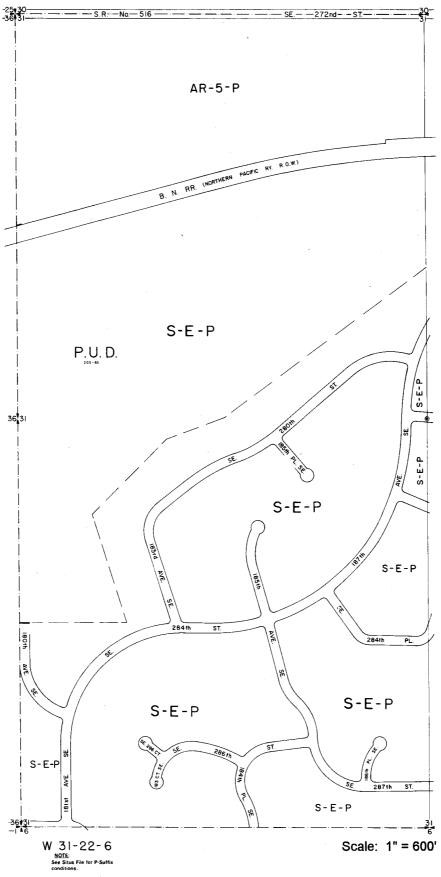
# AR-5-P, Rural Residential, one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### S-E-P, Suburban Estates

This zoning recognizes the established character of one-acre development on this property within the Tahoma/Raven Heights Communities Plan Amendment area. T/RH Communities Plan Policy #9 discourages development at densities which require a broad range of public services but do not efficiently use those services. This policy limits such development to Mirrormont and the area between SR 516 and the Covington-Sawyer Road where such densities are already established. The Plan applies Suburban Estates (S-E) zoning to these permanent one-acre areas. This zoning also applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section .



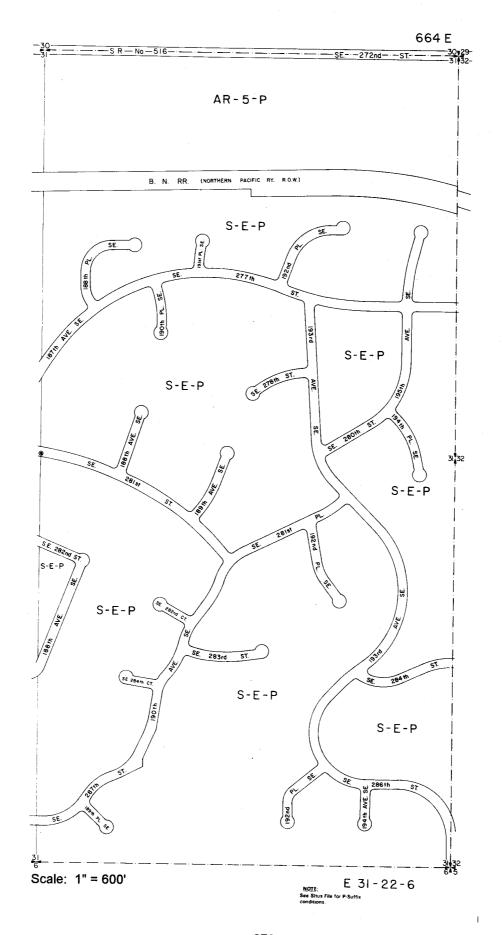


## S-E-P, Suburban Estates

This zoning recognizes the established character of one-acre development on this property within the Tahoma/Raven Heights Communities Plan Amendment area. T/RH Communities Plan Policy #9 discourages development at densities which require a broad range of public services but do not efficiently use those services. This policy limits such development to Mirrormont and the area between SR 516 and the Covington-Sawyer Road where such densities are already established. The Plan applies Suburban Estates (S-E) zoning to these permanent one-acre areas. This zoning also applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section .

# AR-5-P, Rural Residential, one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acares. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.



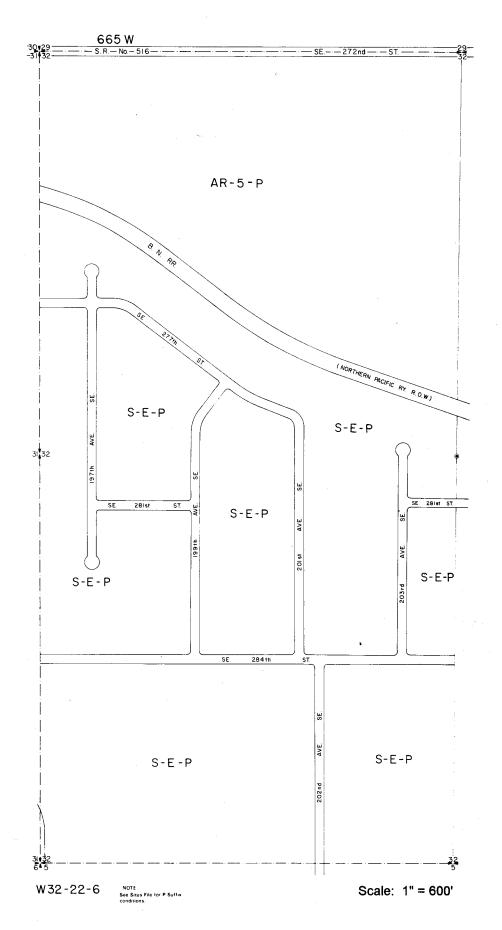
#### W 32-22-6 665 W

#### S-E-P, Suburban Estates

This zoning recognizes the established character of one-acre development on this property within the Tahoma/Raven Heights Communities Plan Amendment area. T/RH Communities Plan Policy #9 discourages development at densities which require a broad range of public services but do not efficiently use those services. This policy limits such development to Mirrormont and the area between SR 516 and the Covington-Sawyer Road where such densities are already established. The Plan applies Suburban Estates (S-E) zoning to these permanent one-acre areas. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### AR-5-P, Rural Residential-one home per 5 acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.



This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. The RS (7200) zone -- which limits uses to those of an urban nature -- reflects existing developed plats in this area. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### S-R 7200-P, Suburban Residential

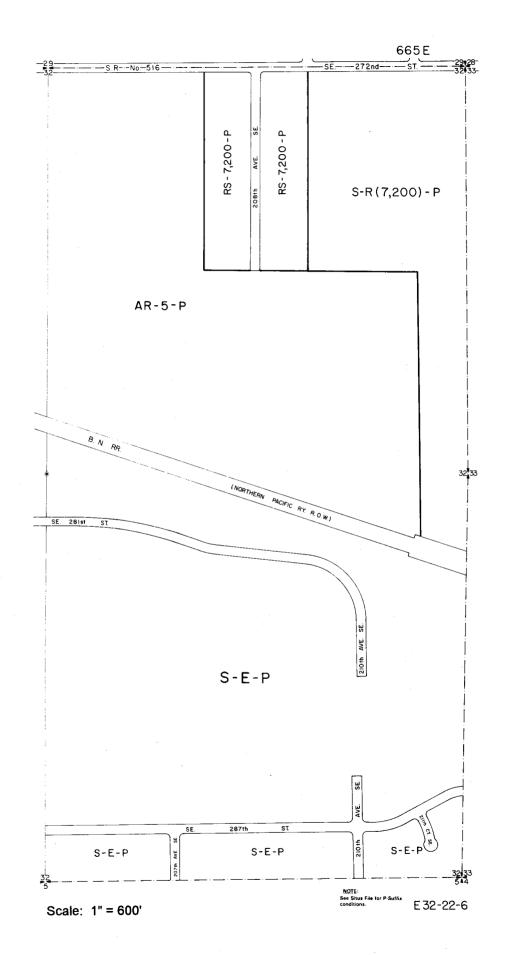
This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single-family residential development. Applying S-R zoning allows both urban and rural activities. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### S-E-P, Suburban Estates

This zoning recognizes the established character of one-acre development on this property within the Tahoma/Raven Heights Communities Plan Amendment area. T/RH Communities Plan Policy #9 discourages development at densities which require a broad range of public services but do not efficiently use those services. This policy limits such development to Mirrormont and the area between SR 516 and the Covington-Sawyer Road where such densities are already established. The Plan applies Suburban Estates (S-E) zoning to these permanent one-acre areas. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to this property within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## AR-5-P, Rural Residential, one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.



## S-R 7200-P, Suburban Residential

This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single-family residential development. Applying S-R zoning allows both urban and rural activities. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

# GR-2.5-P, Growth Reserve, one home per 2.5 acres

This zoning recognizes the need for urban services in this area but limits density to one home per 2.5 acres with the following P-suffix (Site Plan approval) conditions:

- The reserve tract created through subdivisions or short subdivisions shall not be further subdivided while subject to the GR classification; and
- Parcels containing two acres or more but less than five acres shall not be subdividable to create additional lots

This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### **B-C-P, Community Business**

This zoning reflects the King County Council's decision to establish additional commercial zoning with conditions at this location. The following condition applies to these properties:

• Sufficient right-of-way should be dedicated to meet County road standards. The standard for SR-516, a major arterial, is 50 feet from the centerline.

This zoning also applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### RMHP-P, Residential Mobile Home Park

This zoning recognizes the mobile home parks at this location subject to the conditions established by Rezone File No. 218-88 and 218-89. This zoning also applies the Soos Creek Basin Plan site development (P-suffix) condition to properties within the Tahoma/Raven Heights Community plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### RM-900-P, Maximum Density Multiple-Dwelling

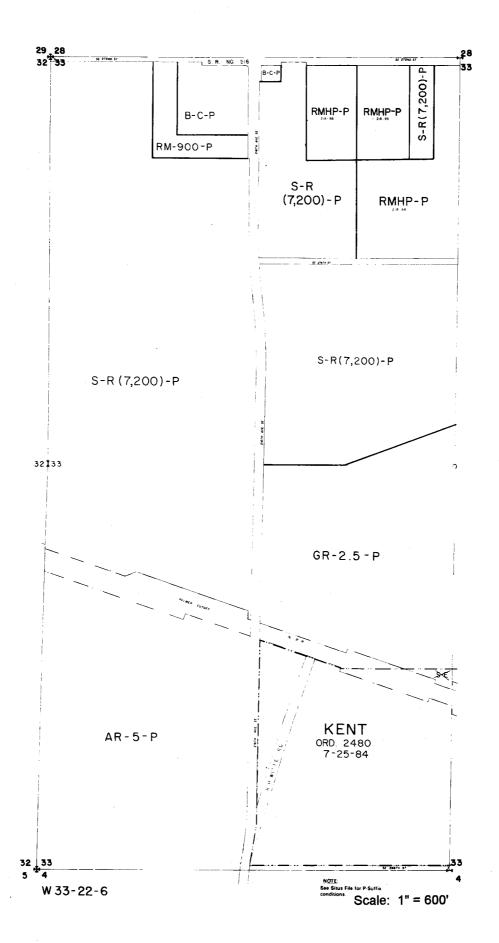
This zoning reflects the King County Council's decision to establish additional professional office/multifamily zoning with conditions at this location. The following conditions apply to these properties:

- Multifamily residential density is limited to 18 dwelling units per acre.
- Sufficient right-of-way should be dedicated to meet County road standards. The standard for SR-516, a major arterial, is 50 feet from the centerline.

This zoning also applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

# AR-5-P (Rural Residential-one home per 5 acres)

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.



## RS-7200-P, Residential Single Family

This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. The RS zoning -- which limits uses to those of an urban nature -- recognizes the existing developed plat at this location. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## S-R 7200-P, Suburban Residential

This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single-family residential development. Applying S-R zoning allows both urban and rural activities. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### S-E-P, Suburban Estates

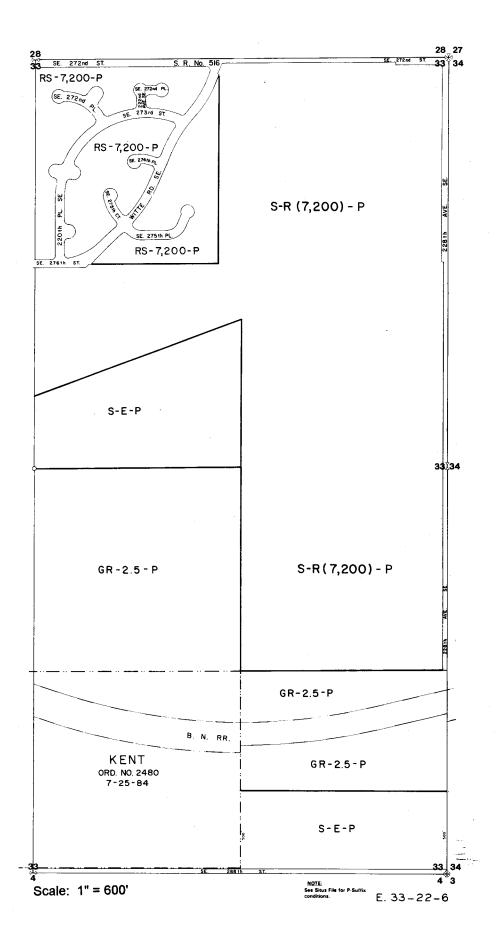
This zoning recognizes the existing one-acre character of development on this property within the Tahoma/Raven Heights Communities Plan Amendment area. T/RH Communities Plan Policy #9 discourages development at densities which require a broad range of public services but do not efficiently use those services. This policy limits such development to Mirrormont and the area between SR 516 and the Covington-Sawyer Road where such densities are already established. The Plan applies Suburban Estates (S-E) zoning to these permanent one-acre areas. This zoning also applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## GR-2.5-P, Growth Reserve, one home per 2.5 acres

This zoning recognizes the need for urban services in this area but limits density to one home per 2.5 acres with the following P-suffix (site plan approval) conditions:

- The reserve tract created through subdivisions or short subdivisions shall not be further subdivided while subject to the GR classification; and
- Parcels containing two acres or more but less than five acres shall not be subdividable to create additional lots

This zoning also applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.



### RS-7200-P, Residential Single Family

This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. The RS zoning -- which limits uses to those of an urban nature -- recognizes approved or developed plats at this density on this site. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### S-R (7200)-P, Suburban Residential

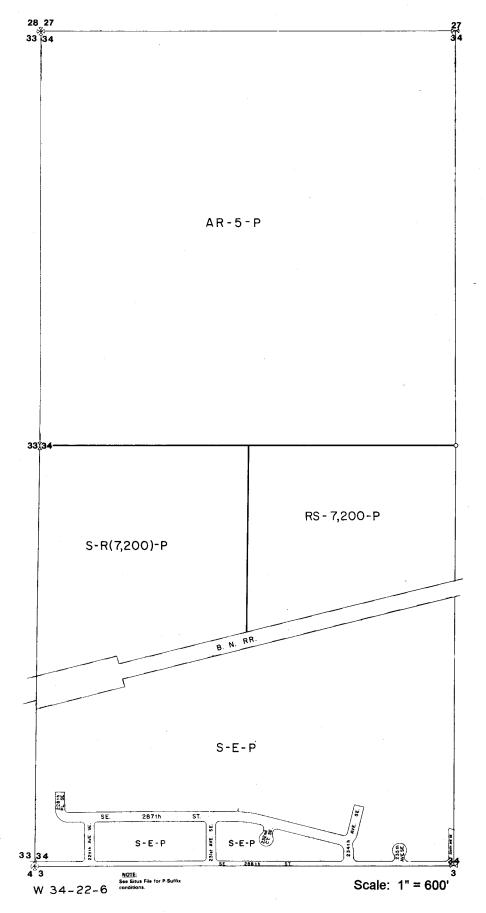
This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single-family residential development. Applying S-R zoning allows both urban and rural activities. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### S-E-P, Suburban Estates

This zoning recognizes the established character of one-acre development on this property within the Tahoma/Raven Heights Communities Plan Amendment area. T/RH Communities Plan Policy #9 discourages development at densities which require a broad range of public services but do not efficiently use those services. This policy limits such development to Mirrormont and the area between SR 516 and the Covington-Sawyer Road where such densities are already established. The Plan applies Suburban Estates (S-E) zoning to these permanent one-acre areas. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## AR-5-P, Rural Residential, one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For further information about the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.



#### S-R 7200-P, Suburban Residential

This zoning is consistent with the area's inclusion in the sewer Local Service Area and the Soos Creek Basin. T/RH Communities Plan Policy #7 encourages higher density single-family residential development where adequate services exist. T/RH Communities Plan Policy #8 allows the continuation of rural and semi-rural activities in areas designated for higher density single-family residential development. Applying S-R zoning allows both urban and rural activities. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### S-E-P, Suburban Estates

This zoning is consistent with T/RH Communities Plan Policy #9 which recognizes the existing pattern of development in this area at the density of one home per acre. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### AR-5-P, Rural Residential, one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### RMHP-P, Residential Mobile Home Park

This zoning reflects the King County Council's decision to provide an opportunity for a mobile home park at this location. The zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to this site. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### GR-2.5-P, Growth Reserve, one home per 2.5 acres

This zoning recognizes the need for urban services in this area but limits density to one home per 2.5 acres with the following P-suffix (site plan approval) conditions:

- The reserve tract created through subdivisions or short subdivisions shall not be further subdivided while subject to the GR classification; and
- Parcels containing two acres or more but less than five acres shall not be subdividable to create additional lots

This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### S-R (7200)-P, (potential B-C), Suburban Residential, (potential Community Business)\*

This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

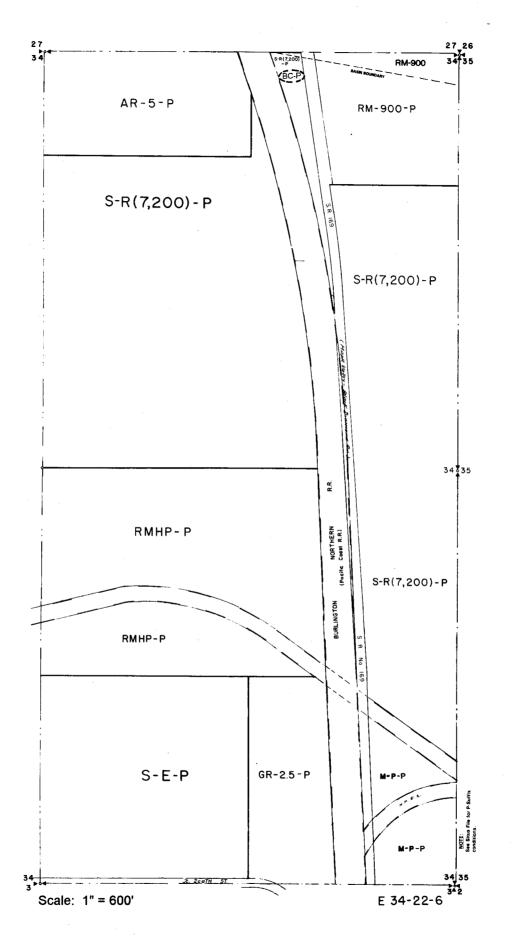
#### RM-900-P, Maximum Density Multiple-Dwelling\*

This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### M-P-P, Manufacturing Park\*

This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

\* For an explanation of this zoning, please see the Four Corners commercial area discussion, page 40.



#### AR-5-P, Rural Residential, one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### P-suffix for Historic Site

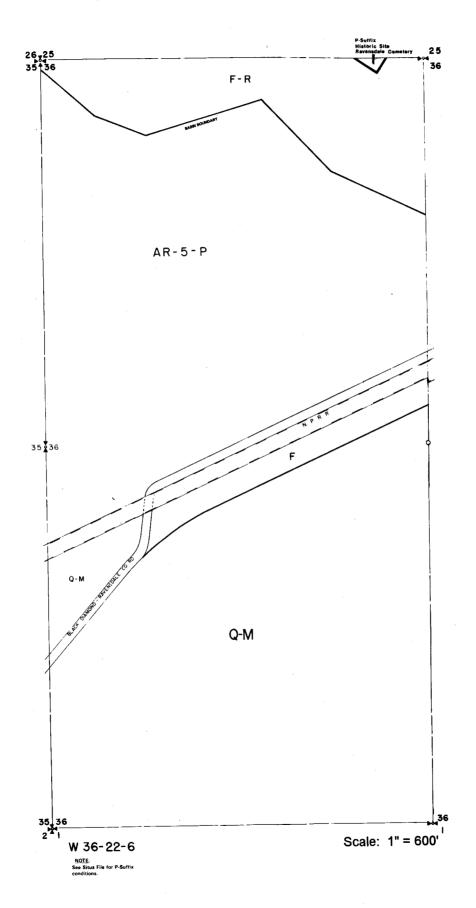
The Ravensdale Cemetery is located within this half-section on the site indicted. The Tahoma/Raven Heights Communities Plan recommends that these sites be nominated to the National and/or State Historic Register. This zoning is consistent with T/RH Communities Plan Policies #37 and #38 which encourage the preservation of historic sites. For an explanation of the P-suffix for historic sites and specific conditions on their development, see page 66.

#### F-R, Forest-Recreation

This zoning recognizes property currently managed for timber production. T/RH Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow "... the development of forest land for the sustained production of forest products and the development of compatible uses.

#### Q-M, Quarrying-Mining

This zoning implements the Quarrying and Mining designation at this site.



This zoning is consistent with the existing character of development in the Southeast subarea. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

# B-N-P, Neighborhood Business-Residential Neighborhood Scale

This zoning implements the Neighborhood Business designation at this site subject to the conditions established by Rezone File No. 260-81.

#### F-R, Forest-Recreation

This zoning recognizes property currently managed for timber production. T/RH Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow "... the development of forest land for the sustained production of forest products and the development of compatible uses."

#### F. Forest Resource

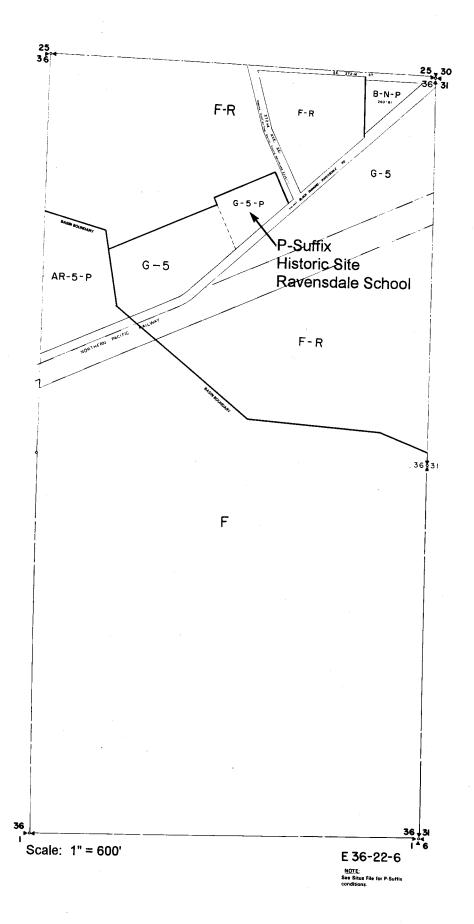
This zoning protects lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management. This zoning implements Tahoma/Raven Heights Communities Plan policy T/RH #29 which encourages the continuation of forestry activities. This zoning designation was applied through the Tahoma/Raven Heights Communities Plan Amendment.

## AR-5-P, Rural Residential, one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### P-suffix for Historic Site

The Ravensdale School is located within this half-section at the site indicated. The Tahoma/Raven Heights Communities Plan recommends that these sites be nominated to the National and/or State Historic Register. This zoning is consistent with T/RH Communities Plan Policies #37 and #38 which encourage the preservation of historic sites. For an explanation of the P-suffix for historic sites and specific conditions on their development, see page 66.



#### W1/2 of T22N/R7E

#### G-5, General, one home per five acres

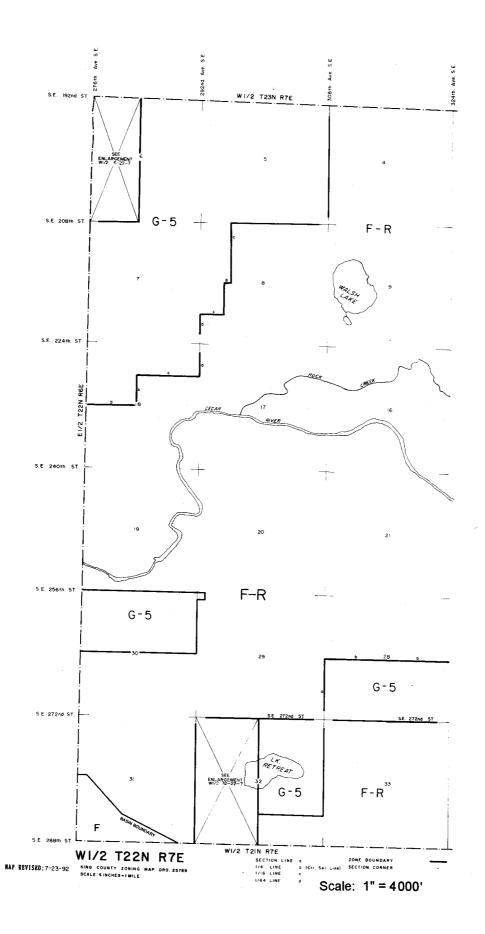
This zoning is consistent with the existing character of development in the Hobart Plateau and Southeast subareas. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in these areas and calls for a long-term commitment to maintaining their rural character. This policy recommends a density of one home per five acres.

#### F-R, Forest-Recreation

This zoning recognizes property currently managed for timber production. T/RH Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow " ... the development of forest land for the sustained production of forest products and the development of compatible uses."

#### F, Forest Resource

This zoning protects lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management. This zoning implements Tahoma/Raven Heights Communities Plan policy T/RH #29 which encourages the continuation of forestry activities. This zoning designation was applied through the Tahoma/Raven Heights Communities Plan Amendment.



#### E1/2 of T22N/R7E

#### G-5, General, one home per five acres

This zoning is consistent with the existing character of the development in the Hobart Plateau and Southeast subareas. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in these areas and calls for a long-term commitment to maintaining their rural character. This policy recommends a density of one home per five acres.

#### F-R, Forest-Recreation

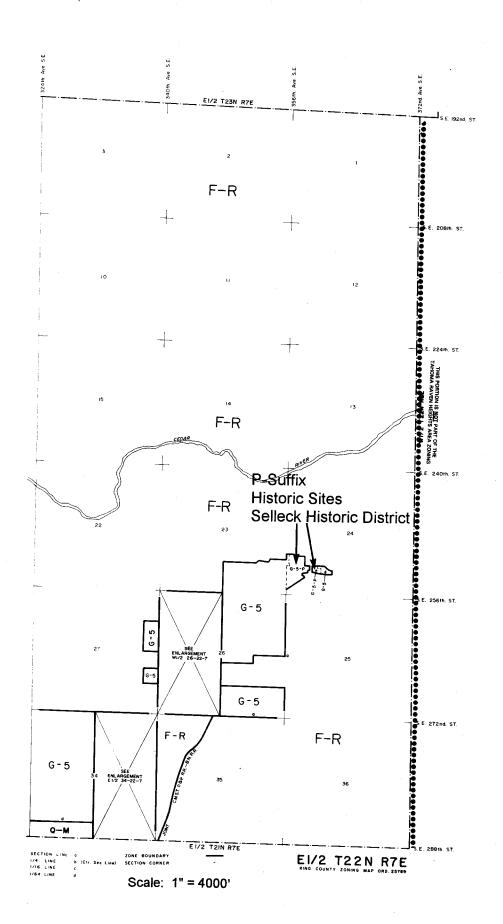
This zoning recognizes property currently managed for timber production. Tahoma/Raven Heights Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow " ... the development of forest land for the sustained production of forest products and the development of compatible uses."

#### Q-M, Quarrying-Mining

This zoning implements the Quarrying and Mining designation at this site.

#### P-suffix for Historic Site

The Selleck Historic District is located within this half-township at the location indicated. The Tahoma/Raven Heights Communities Plan recommends that this site be nominated to the National and/or State Historic Registers. This zoning is consistent with T/RH Communities Plan Policies #37 and #37 which encourages the preservation of historic sites. For an explanation of the P-suffix for historic sites and specific conditions on their development, see page 66.

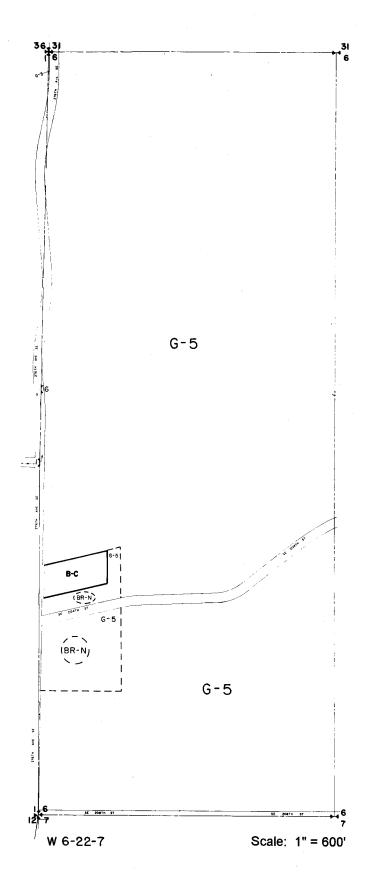


This zoning is consistent with the existing character of development on the Hobart Plateau. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

G-5 (potential BR-N), General, one home per 5 acres (potential Mixed Business-Residential Neighborhood Scale)\*

#### B-C, Community Business\*

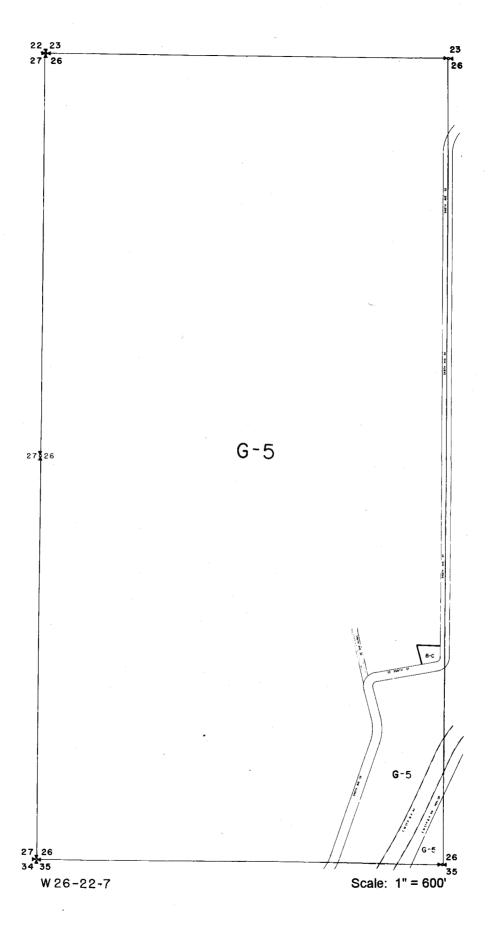
For an explanation of this zoning, please see the Hobart commercial area discussion, page 52.



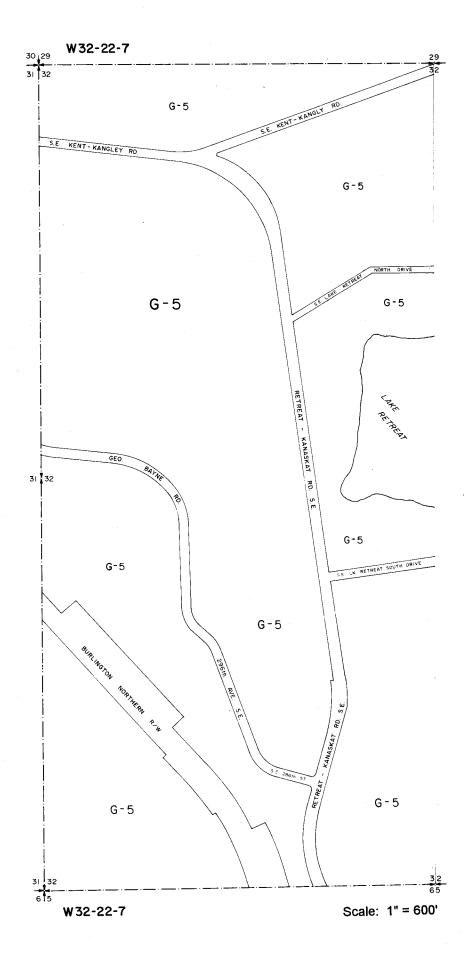
This zoning is consistent with the existing character of development in the Southeast subarea. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

## **B-C, Community Business**

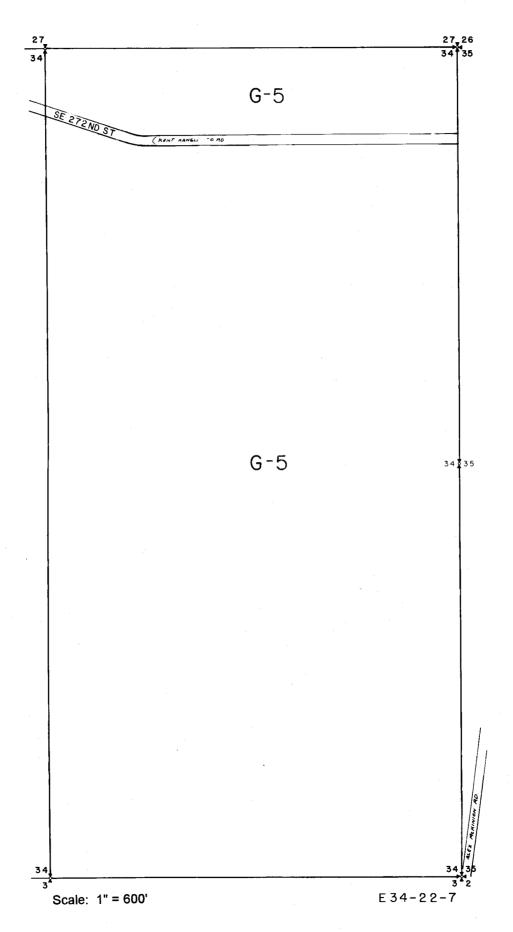
This zoning implements the Community Business designation at this location.



This zoning is consistent with the existing character of development in the Southeast subarea. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.



This zoning is consistent with the existing character of development in the Southeast subarea. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.



#### W1/2 of T21N/R6E

## S-R 15,000-P, Suburban Residential

This zoning reflects the King County Council's decision to recognize the existing pattern of development in this area at the density of two to three homes per acre. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to this property which is within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### S-E-P, Suburban Estates

This zoning recognizes the established character of one-acre development in this area. T/RH Communities Plan Policy #9 discourages development at densities which require a broad range of public services but do not efficiently use those services. This policy limits such development to Mirrormont and the area between SR 516 and the Covington-Sawyer Road where such densities are already established. The Plan applies Suburban Estates (S-E) zoning to these permanent one-acre areas. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to this property which is within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## GR-5-P, Growth Reserve, one home per five acres

This zoning applies the growth reserve concept to the Lake Morton subarea. T/RH Communities Plan Policy #10 designates this area as growth reserve with a range of densities allowed. The GR-5 zone, by requiring lot clustering, encourages the conversion of this area to higher densities at a later date. This zoning also applies the Soos Creek Basin Plan site development (P-suffix) conditions to this property which is within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

# GR-5 (potential S-C), Growth Reserve, one home per five acres (potential Suburban Cluster)

This zoning applies the growth reserve concept to the Lake Morton subarea. T/RH Communities Plan Policy #10 designates this area a growth reserve with a range of densities allowed. An individual rezone is required to activate the potential zone. Any rezone approval will be based on the application's consistency with the T/RH Communities Plan, SEPA regulations, and County development standards.

#### GR-5-P (potential S-C), Growth Reserve, one home per five acres (potential Suburban Cluster)

This zoning applies the growth reserve concept to the Lake Morton subarea. T/RH Communities Plan Policy #10 designates this area as growth reserve with a range of densities allowed. An individual rezone is required to activate the potential zone. Any rezone approval will be based on the application's consistency with the T/RH Communities Plan, SEPA regulation, and County development standards. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to this property which is within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### GR-2.5-P, Growth Reserve, one home per 2.5 acres

This zoning recognizes the need for urban services in this area but limits density to one home per 2.5 acres with the following P-suffix (Site Plan approval) conditions:

- The reserve tract created through subdivisions or short subdivisions shall not be further subdivided while subject to the GR classification; and
- Parcels containing two acres or more but less than five acres shall not be subdividable to create additional lots

This zoning also applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### G-5, General, one home per five acres

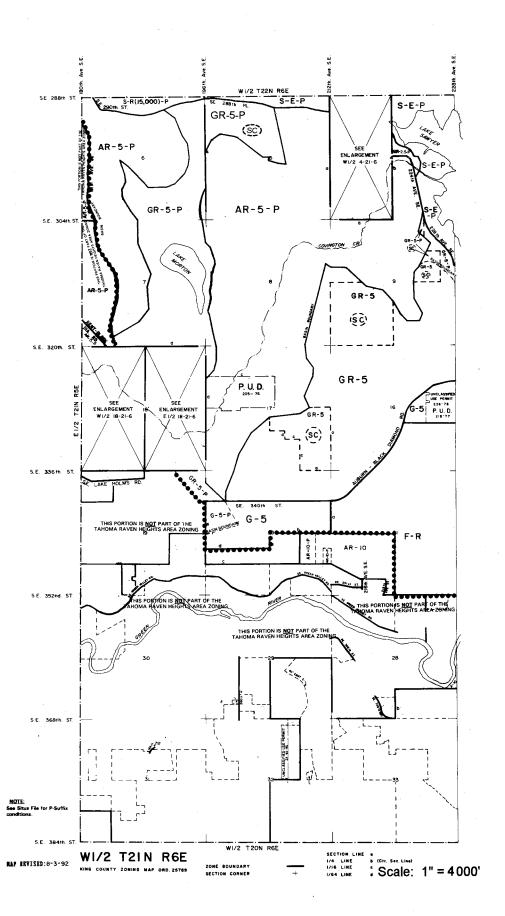
This zoning is consistent with the existing character of development in the Southeast subarea. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

#### AR-5-P, Rural Residential, one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## F-R, Forest-Recreation

This zoning recognizes property currently managed for timber production. T/RH Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow "... the development of forest land for the sustained production of forest products and the development of compatible uses."



#### E1/2 of T21N/R6E

#### S-E-P, Suburban Estates

This zoning recognizes the existing one home per acre density of development around Lake Sawyer. T/RH Communities Plan Policy #9 discourages development at densities which require a broad range of public services but do not efficiently use those services. This policy limits such development to Mirrormont and the area between SR 516 and the Covington-Sawyer Road where such densities are already established. The S-E zoning around Lake Twelve reflects the King County Council's recognition of existing development around the lake at a density of one home per acre. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to property within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## G-5, General, one home per five acres

This zoning is consistent with the existing character of the development in the Southeast subarea. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

## AR-5-P, Rural Residential, one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### F-R, Forest-Recreation

This zoning recognizes property currently managed for timber production. T/RH Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow " ... the development of forest land for the sustained production of forest products and the development of compatible uses."

#### F, Forest Resource

This zoning protects lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management. This zoning implements Tahoma/Raven Heights Communities Plan policy T/RH #29 which encourages the continuation of forestry activities. This zoning designation was applied through the Tahoma/Raven Heights Communities Plan Amendment.

#### Q-M, Quarrying-Mining

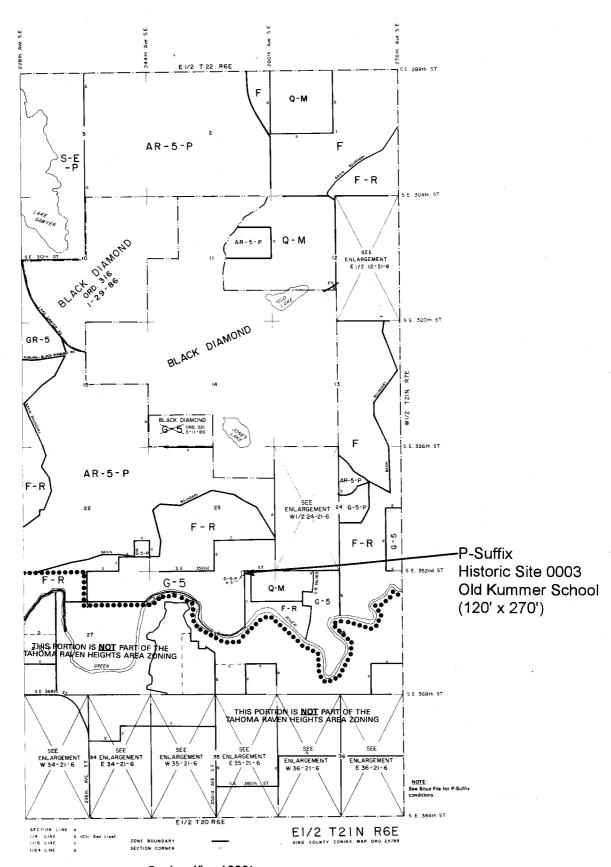
This zoning implements the Quarrying and Mining designation at these locations.

## GR-5, Growth Reserve, one home per five acres

This zoning applies the growth reserve concept to the Lake Morton subarea. T/RH Communities Plan Policy #10 designates this area as growth reserve with a range of densities allowed. The GR-5 zone, by requiring lot clustering, encourages the conversion of this area to higher densities at a later date.

#### P-suffix for Historic Site

The old Kummer School (King County Historic Survey File No. 0003) is located within this half-township at the site indicated. The Tahoma/ Raven Heights Communities Plan recommends that this site be nominated to the National and/or State Historic Registers. This zoning change is consistent with T/RH Communities Plan Policies #37 and #38 which encourage the preservation of historic sites. For an explanation of the P-suffix for historic sites and specific conditions on their development, see page 66.



Scale: 1" = 4000'

#### S-E-P, Suburban Estates

This zoning recognizes the existing one home per acre density of development around Lake Sawyer. T/RH Communities Plan Policy #9 discourages development at densities which require a broad range of public services but do not efficiently use those services. This policy limits such development to Mirrormont and the area between SR 516 and the Covington-Sawyer Road where such densities are already established. The Plan applies Suburban Estates (S-E) zoning to these permanent one-acre areas. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## AR-5-P, Rural Residential, one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## GR-2.5-P, Growth Reserve, one home per 2.5 acres

This zoning recognizes the need for urban services in this area but limits density to one home per 2.5 acres with the following P-suffix (Site Plan approval) conditions:

- The reserve tract created through subdivisions or short subdivisions shall not be further subdivided while subject to the GR classification; and
- Parcels containing two acres or more but less than five acres shall not be subdividable to create additional lots

This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

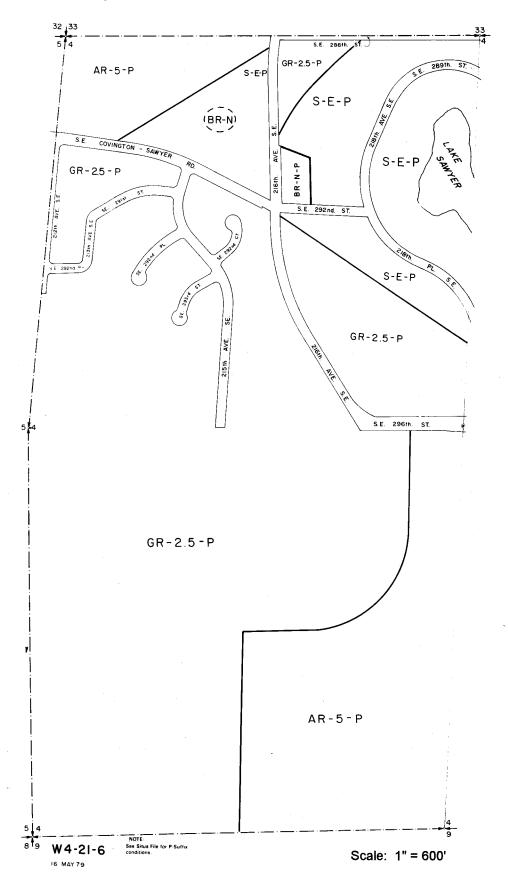
# S-E-P (potential BR-N), Suburban Estates (potential Mixed Business-Residential Neighborhood Scale)\*

This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## BR-N-P, Mixed Business-Residential Neighborhood Scale\*

This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to properties within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

For an explanation of this zoning, please see the Lake Sawyer commercial area discussion, page 57.



## S-E, Suburban Estate, one home per acre

This zoning reflects the King County Council's decision to recognize existing development at a density of one home per acre around Lake Twelve.

## G-5 (potential S-E), General, one home per five acres

This zoning reflects the King County Council's decision to recognize the existing pattern of one home per acre density development around Lake Twelve. The potential S-E zone is applied to properties around the lake which are currently undeveloped or developed at lower densities. Potential S-E zoning gives these properties the opportunity to develop to the one home per acre density of other properties around the lake, subject to a rezone and subdivision.

## G-5, General, one home per five acres

This zoning is consistent with the existing character of development in the Southeast subarea. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

#### F-R, Forest-Recreation

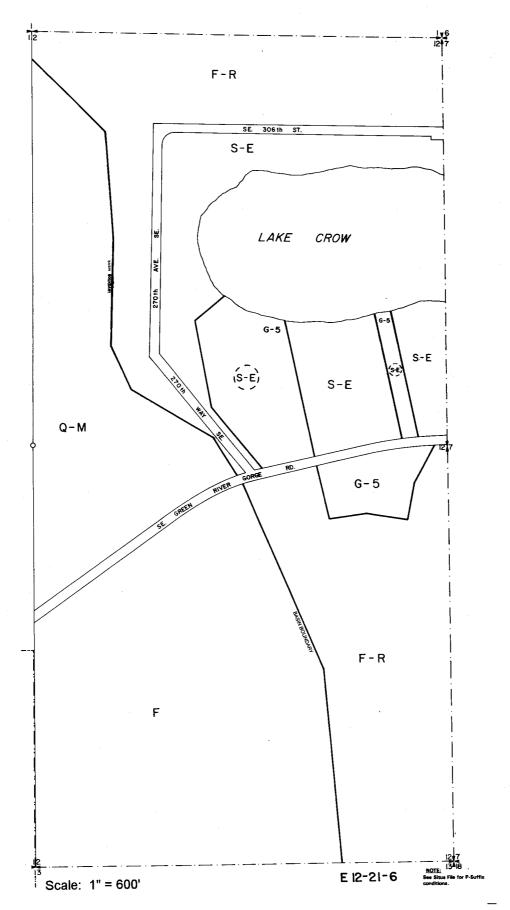
This zoning recognizes property currently managed for timber production. T/RH Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow " ... the development of forest land for the sustained production of forest products and the development of compatible uses."

#### F, Forest Resource

This zoning protects lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management. This zoning implements Tahoma/Raven Heights Communities Plan policy T/RH #29 which encourages the continuation of forestry activities. This zoning designation was applied through the Tahoma/Raven Heights Communities Plan Amendment.

#### Q-M, Quarrying-Mining

This zoning implements the Quarrying and Mining designation at this site.



This zoning is consistent with the existing character of development in the Southeast subarea. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres. This zoning applies the Soos Creek Basin Plan site development (P-suffix) conditions to this property which is within the Tahoma/Raven Heights Communities Plan Amendment area. For further information about applicable (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

## G-5, General, one home per five acres

This zoning is consistent with the existing character of development in the Southeast subarea. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

## AR-5-P, Rural Residential, one home per five acres

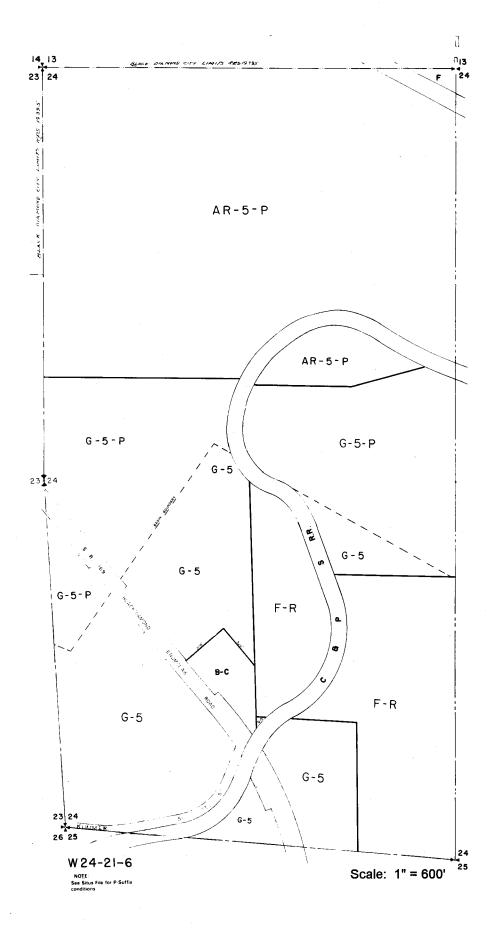
This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

#### F-R, Forest-Recreation

This zoning recognizes property currently managed for timber production. T/RH Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow "... the development of forest land for the sustained production of forest products and the development of compatible uses."

#### **B-C, Community Business**

This zoning implements the Community Business designation at this site.



#### W1/2 of T21N/R7E

# AR-5-P, Rural Residential, one home per five acres

This zoning implements the Soos Creek Basin Plan recommendation for rural densities along stream corridors within the Tahoma/Raven Heights Communities Plan Amendment area. This policy establishes a density of one home per five acres. For an explanation of the applicable site development (P-suffix) conditions please see the Tahoma/Raven Heights Communities Plan Amendment Section.

### F, Forest Resource

This zoning protects lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management. This zoning implements Tahoma/Raven Heights Communities Plan policy T/RH #29 which encourages the continuation of forestry activities. This zoning designation was applied through the Tahoma/Raven Heights Communities Plan Amendment.

# S-E, Suburban Estate, one home per acre

This zoning reflects the King County Council's decision to recognize existing development at a density of one home per acre around Lake Twelve.

# G-5, General, one home per five acres

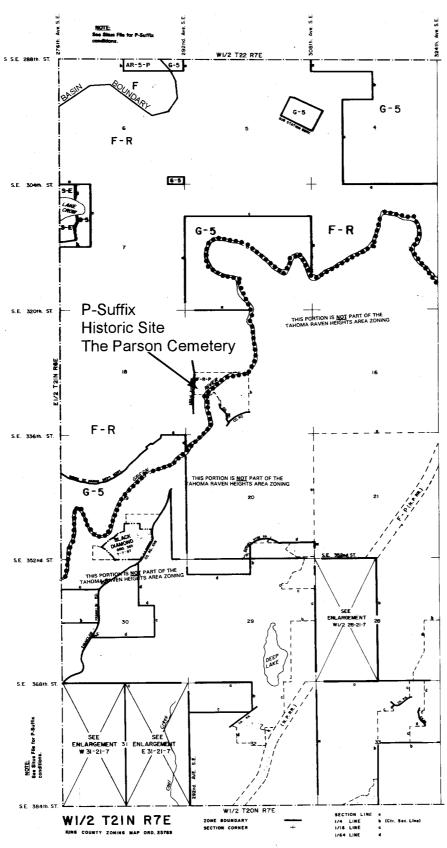
This zoning is consistent with the existing character of development in the Southeast subarea. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

#### F-R, Forest-Recreation

This zoning recognizes property currently managed for timber production. T/RH Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow "...the development of forest land for the sustained production of forest products and the development of compatible uses."

### P-suffix for Historic Site

The Parson Cemetery is located within this half-township at the site indicated. The Tahoma/Raven Heights Communities Plan recommends that these sites be nominated to the National and/or State Historic Registers. This zoning is consistent with T/RH Communities Plan Policies #37 and #38 which encourage the preservation of historic sites. For an explanation of the P-suffix for historic sites and specific conditions on their development, see page 66.



Scale: 1" = 4000'

#### E1/2 of T21N/R7E

# G-5, General, one home per five acres

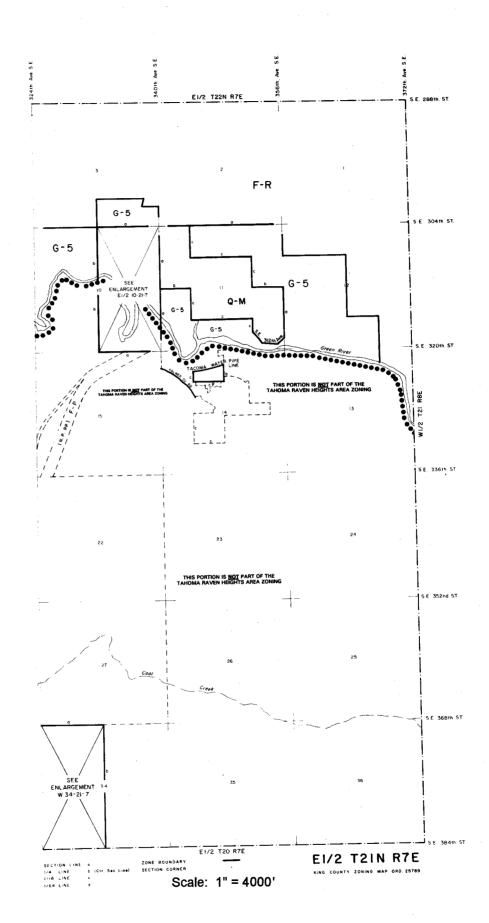
This zoning is consistent with the existing character of development in the Southeast subarea. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

## F-R, Forest-Recreation

This zoning recognizes property currently managed for timber production. T/RH Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow "...the development of forest land for the sustained production of forest products and the development of compatible uses."

# Q-M, Quarrying-Mining

This zoning implements the Quarrying and Mining designation at this site.



# G-5, General, one home per five acres

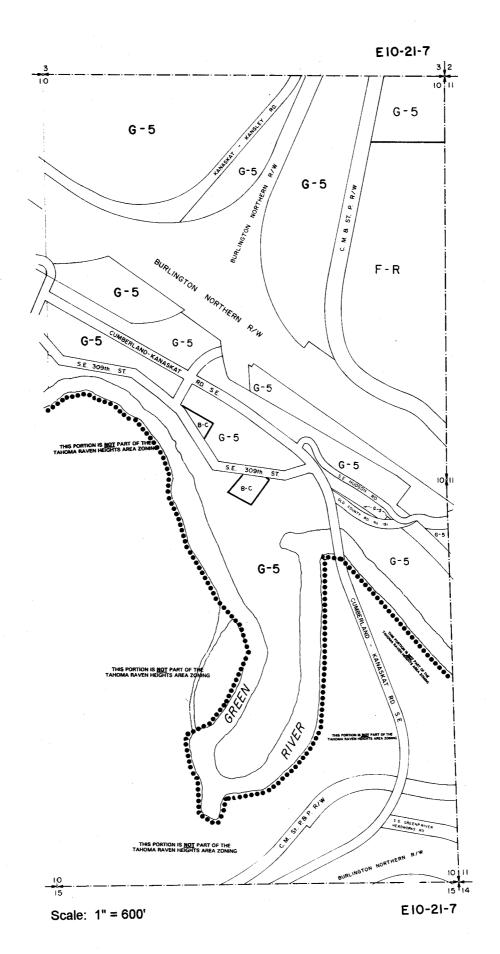
This zoning is consistent with the existing character of development in the Southeast subarea. T/RH Communities Plan Policy #11 recognizes the absence of an urban/suburban level of service in this area and calls for a long-term commitment to maintaining its rural character. This policy recommends a density of one home per five acres.

#### F-R, Forest-Recreation

This zoning recognizes property currently managed for timber production. T/RH Communities Plan Policy #29 calls for the application of Forestry and Recreation (F-R) zoning to such parcels. The purpose of this zone is to allow " ... the development of forest land for the sustained production of forest products and the development of compatible uses."

# **B-C, Community Business**

This zoning implements the Community Business designation at these locations.



November 12, 1991 91-642S.ORD VN/ji

Introduced by: Bruce Laing

Proposed No.: 91-642

ORDINANCE NO. 10200

AN ORDINANCE relating to Comprehensive Planning; adopting the Tahoma/Raven Heights Communities Plan Amendment; adopting the Tahoma/Raven Heights Communities Plan Amendment Area Zoning; amending the King County Sewerage General Plan (Ordinance No. 4035) amending Ordinance No. 6986, as amended, and K.C.C. 20.12.360; and repealing Ordinance 9044, as amended, and K.C.C. 20.12.420.

#### PREAMBLE:

For the purpose of effective land use planning and regulation, the King County council makes the following legislative findings:

- 1. The Tahoma/Raven Heights planning area contains a portion of the Soos Creek Basin. The Soos Creek Basin encompasses the Soos, Jenkins, and Covington Basins. The Executive Proposed Soos Creek Basin Plan was transmitted to the council in July, 1990 and is currently under council review. The Basin Plan identifies the Soos Creek basin as a valuable aquatic and fisheries resource.
- 2. The findings of the Executive Proposed Soos Creek Basin Plan indicate urban density development in the drainage basin of the Soos Creek system, under existing controls, will cause serious degradation to the stream system and fisheries resource. The Basin Plan recommends establishing a maximum rural residential density of one home per five acre zoning (AR-5) within a quarter mile of both sides of locally significant resource streams throughout the basin and for the Regionally Significant Resource Areas in upper Covington and Jenkins basins to reduce surface water problems, ensure water quality, and prevent private property damage.
- On July 13, 1989, the King County council adopted Ordinance 9044 which established interim zoning for those portions of the Tahoma/Raven Heights planning areas included in the Soos Creek Basin planning area until adoption of the zoning measures could be evaluated in the Tahoma/Raven Heights Communities Plan revision. Interim zoning in this community planning area was to expire January 13, 1991, however Ordinance 9772 was adopted to extend the interim controls. The interim zoning will be in effect in the Tahoma/Raven Heights community planning area until January 1, 1992 or until the effective date of the Tahoma/Raven Heights Communities Plan Amendment and Ordinance 9772 requires the Area Zoning if it is sooner. Tahoma/Raven Heights Communities Plan Amendment and Area Zoning to be transmitted by August 1, 1991 for council action by December 31, 1991.
- 4. On March 11, 1991, the King County council adopted Motion 8225 directing the Planning and Community Development Division to prepare a Tahoma/Raven Heights Communities Plan Amendment Study. The study provides King County with an opportunity to consider implementing the land use and zoning recommendations of the Executive Proposed Soos Creek Basin Plan since a community planning process is not underway for the Tahoma/Raven Heights planning area. The motion also established the scope of

work for the Tahoma/Raven Heights Communities Plan Amendment Study to address issues of environmental protection, residential densities, resource lands and industries, provision of sewer service, and the need for a Comprehensive Plan Map Amendment.

- 5. The existing land use designations under the 1984 Tahoma/Raven Heights Community Plan allow for densities from one unit per five acres to four-to-six units per acre in some areas adjacent to these valuable habitat areas.
- 6. The density control recommendations of the Executive Proposed Soos Creek Basin Plan is inconsistent with the map designation of the 1984 Tahoma/Raven Heights Community Plan existing zoning.
- 7. Continued development under existing zoning may set a development pattern which is not in the public interest and could result in flooding, erosion, sedimentation, destruction of fish habitat, degraded water quality and other irreparable environmental damage in the critical drainage basin of Soos Creek, its tributaries, and its floodplain.
- 8. The Executive Proposed Soos Creek Basin Plan provides new technical information which was not considered in the 1984 Tahoma/Raven Heights Communities Plan and Area Zoning.
- 9. The impacts from these changed circumstances make consideration of a plan amendment necessary.
- 10. King County, with the assistance of the Soos Creek Basin Plan Citizens Advisory Committee, other interested agencies and general citizen input, has studied the land use and zoning recommendations of the Executive Proposed Soos Creek Basin Plan and determined the need to amend the 1984 Tahoma/Raven Heights Communities Plan pursuant to K.C.C. 20.12.070 and .080.
- 11. The environmental impacts of the plan amendment and areawide zoning are addressed in the Draft and Final Environmental Impact Statements prepared by the King County Surface Water Management Division for the Executive Proposed Soos Creek Basin Plan. A Determination of Significance was issued on July 23, 1991 and a Notice of Adoption of Existing Environmental Documents will be completed for the Tahoma/Raven Heights Communities Plan and Area Zoning on August 7, 1991.
- 12. The Communities Plan Amendment and Area Zoning provide for the coordination and regulation of public and private development and bear a substantial relationship to, and are necessary for, the public health, safety, and general welfare of King County and its citizens.
- 13. Environmental impacts related to the adjustments of sewer local service areas generally were addressed in the King County Comprehensive Plan Draft and Final Environmental Impact Statements. Further project level environmental analysis of the impacts of installation of sewer lines in the Lake Sawyer area will be accomplished by the sewer district if and when sewer lines are proposed for the area.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 6986 as amended and K.C.C. 20.12.360

are hereby amended as follows:

- A. The Tahoma/Raven Heights Community Plan, attached to Ordinance 6986 as Appendix A, is adopted as an amplification and augmentation of the Comprehensive Plan for King County and as such constitutes official county policy for the geographic area defined therein.
- B. The Tahoma/Raven Heights Community Plan Area Zoning, attached to Ordinance 6986 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.
- C. Ordinance 4035, previously adopting the King County Sewerage General Plan, is hereby corrected in accordance with subsection A.
- D. Ordinance No. 1913, previously adopting area zoning for Tahoma/Raven Heights on February 4, 1974, is hereby corrected in accordance with Subsection B.
- E. The King County planning division, as directed by Motion 7121, has studied the Lake Webster area of the Tahoma/Raven Heights Community Plan and Area Zoning pursuant to K.C.C. 20.12.070 20.12.080 and determined the need to amend the area zoning. The amendment to the area zoning as described in the Lake Webster Plan Amendment Report, attached to Ordinance 8732 as Appendix A, is consistent with the intent of the Tahoma/Raven Heights Community Plan and King County Comprehensive Plan policies. The amendment to the Tahoma/Raven Heights Area Zoning, attached to Ordinance 8732 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.
- F. The King County Comprehensive Plan map as adopted by Ordinance 7178 is hereby amended in accordance with K.C.C. 20.12.030, subsection C as follows:

The Lake Webster area as described in the Lake Webster
Plan Amendment Report, attached to Ordinance 8738 as Appendix
A, is designated Rural consistent with the intent of King
County Comprehensive Plan policies.

King County Executive

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Proposed No. 91-643

# ORDINANCE NO.

AN ORDINANCE relating to comprehensive planning; amending the King County Comprehensive Plan (Ordinance 7178); and adding a new section to K.C.C. 20.12

#### PREAMBLE:

For the purpose of effective areawide planning and regulation, the King County council makes the following legislative findings:

- 1. The 1985 King County Comprehensive Plan and Map, adopted April 8, 1985 by Ordinance 7178, guides land use throughout King County.
- 2. The Tahoma/Raven Heights community plan area encompasses major and critical areas of the Jenkins and Covington Creek basins.
- 3. The 1985 King County Comprehensive Plan designates much of the Jenkins and Covington Creek basins as Urban.
- 4. The Executive Proposed Soos Creek Basin findings indicate that substantial damage to valuable stream habitats, water quality, fisheries resources, and private property to occur if additional urban development is allowed in the Jenkins and Covington Creek basins under existing controls.
- 5. The Executive Proposed Soos Creek Basin Plan recommends densities of one unit per five acres for 1/4 mile on each side of locally significant resource streams throughout the basin and for the Regionally Significant Resource Areas in upper Covington and Jenkins basins to maintain aquatic habitat and water quality. The Basin Plan also recommends that certain portions of the Soos Creek basin be designated Rural to be consistent with the proposed rural residential densities.
- 6. The density control recommendations of the Executive Proposed Soos Creek Basin Plan is inconsistent with the map designation of the 1985 King County Comprehensive Plan and the 1984 Tahoma/Raven heights Community Plan existing zoning.
- 7. A King County Comprehensive Plan Amendment is required to change the comprehensive plan map designation from Urban to Rural to reflect the special land use recommendations of the Executive Proposed Soos Creek Basin Plan.
- 8. Continued development under existing zoning may set a development pattern which is not in the public interest and could result in flooding, erosion, sedimentation, destruction of fish habitat, degraded water quality and other irreparable environmental damage in critical drainage basin of Soos Creek, its tributaries and its floodplain.
- 9. The Executive Proposed Soos Creek Basin Plan provides new technical information which was not considered in the 1985 King County Comprehensive Plan and designations were erroneously applied when the Comprehensive Plan was initially created.

- 10. The impacts from these changed circumstances make consideration of a plan amendment necessary.
- 11. K.C.C.20.12.060 through 20.12.080 establishes the procedures and criteria for a community plan amendment.
- 12. King County, with the assistance of the Soos Creek Basin Plan Citizens Advisory Committee, other interested agencies and general citizen input, has studied and considered the land use and zoning recommendations of the Executive Proposed Soos Creek Basin Plan and determined the need to amend the 1984 Tahoma/Raven Heights Communities Plan to protect significant resources and provide for the orderly development of the significant resource areas of the Jenkins and Covington basins. The Executive Proposed Tahoma/Raven Heights Communities Plan Amendment recommends a maximum of one home per five acres in certain areas adjacent to locally significant stream corridors and the entire sub-basin of streams considered to be regionally significant areas.
- 13. Redesignation of these areas will not substantially affect the capacity of the Tahoma/Raven Heights planning area to provide increased housing.
- 14. The Executive Proposed Tahoma/Raven Heights Communities Plan Amendment has recommended the amendment of the Comprehensive Plan Map to redesignate a portion of the Urban area to Rural.
- 15. Amendment of the Comprehensive Plan Map will provide for the coordination and regulation of public and private development and bears a significant relationship to and is necessary for the public health, safety and general welfare of King County and its citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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SECTION 1. Ordinance 6986 as amended and KCC 20.12.360 are hereby amended as follows:

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1	H. The King County Comprehensive Plan Map, adopted by
2	Ordinance 7178, is amended within the Tahoma/Raven Heights
3	community planning area to redesignate portions of urban areas
4	to rural, as indicated on the map attached hereto as Map A.
5	These designations shall be implemented by the adoption of the
6	Executive Proposed Tahoma/Raven Heights Communities Plan
7	Zoning
8	INTRODUCED AND READ for the first time this 19th day of
9	august , 19 9/.
10	PASSED this 18 th day of Descented 19 91.
11	KING COUNTY COUNCIL
12	KING COUNTY, WASHINGTON
13	for Plorth
14	Chairman
15	ATTEST:
16	Clerk of the Council
17	APPROVED this 20th day of December, 1991.
18	(6) Dil
19	King County Executive
20	TRH6/ordmixb
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